

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

September 5, 2006
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Jureta Marshall – District 2	Dr. Morris A. Stribling – District 8
Don Gadberry – District 3	Susan Wright – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4	
Chairman	

1. **Work Session presentation by zoning staff to discuss zoning case recommendations and other items for consideration on agenda for September 5, 2006, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report
6. Approval August 15, 2006 Minutes.
7. **ZONING CASE NUMBER Z2006070:** The request of Gamez Family Limited Partnership, Applicant, for Gamez Family Limited Partnership, Owner(s), for a change in zoning from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to PUD "R-6" ERZD Planned Unit Development Residential Single-Family Edwards Recharge Zone District on Lots P-4D, P-4M and P-4N, NCB 15671, 18851 Redland Road. (Council District 9)
8. **ZONING CASE NUMBER Z2006010:** The request of Christopher A. Madrid, Applicant, for Christopher A. Madrid, Owner(s), for a change in zoning from "R-6" "NCD-5" Residential Single-Family Neighborhood Conservation Overlay District and "C-3" "NCD-5" General Commercial Neighborhood Conservation Overlay District to "C-2" "NCD-5" Commercial Neighborhood Conservation Overlay District on Lots 21 through 26, Block 3, NCB 6402, 1900 Blanco Road and 831 W. Hollywood Avenue. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

9. **ZONING CASE NUMBER Z2006168 S:** The request of Jose and Maria Maldonado, Applicant, for Jose and Maria Maldonado, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “R-6” S Residential Single Family District with Specific Use Permit for a Daycare Center on Lot 6, Block 20, NCB 18159, 9410 Adams Hill Drive. (Council District 4)
10. **ZONING CASE NUMBER Z2006201:** The request of Brown, P.C., Applicant, for Simmons, Vedder & Company, Owner(s), for a change in zoning from “I-1” General Industrial District and “MF-33” Multi Family District to “MF-50” Multi Family District on Lots 1 through 4, NCB 8699, 116 Vandercheck Street. (Council District 10)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2006209:** The request of Rodolfo Castillo, Applicant, for Rodolfo Castillo, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “C-2” Commercial District on 0.3485 Acres out of NCB 15588, 2621 Rockgate Drive. (Council District 6)
12. **ZONING CASE NUMBER Z2006202 S:** The request of Brown, P. C., Applicant, for BudCo, Ltd., Owner(s), for a change in zoning from “D” Downtown District to “D” S Downtown District with Specific Use Permit for a warehouse on Lots 9 through 18 and 21 through 23, South 48 feet of Lot 20, Block 22, NCB 559; North 413.85 feet of South 430.85 feet of Block, Block 20, NCB 545; Lots 2, 3, 8 and 9, East 62.26 feet of Lots 1 and 7, West 3.48 feet of Lots 4 and 10, Block 21, NCB 536, 415 Burnet; 507, 509, 513, 517, 523, 525, and 611 North Cherry; 416, 418, and 424 Nolan; 101, 117, 121, and 123 Eda. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2006166:** The request of Brown, P. C., Applicant, for Betty Dees Watson, Owner(s), for a change in zoning from “R-20” Residential Single-Family District, “R-6” Residential Single Family District, “R-20” “GC-1” Residential Single-Family Gateway Corridor District 1 and “R-6” “GC-1” Residential Single-Family Gateway Corridor District 1 to “RP” Resource Protection District and “RP” Resource Protection District Gateway Corridor District 1 (47.47 acres) and “C-3” General Commercial District and “C-3” “GC-1” General Commercial Gateway Corridor District 1(43 acres) on 90.47 acres out of NCB 34760, 34761, 34780 and 14747, IH 10 West and Camp Bullis Road. (Council District 8)
14. **ZONING CASE NUMBER Z2006244 CD:** The request of City of San Antonio, Applicant, for Michael Goldman, Owner(s), for a change in zoning from “MH” Manufactured Housing District to “R-4” (CD-Duplexes with a maximum density of 15 units per acre) Single-Family Residential District with a Conditional Use for a maximum density of 15 dwelling units per acre on Lots 1 though 4, Block 2, NCB 14896, 4602, 4606, 4610 and 4614 Swann Lane. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

15. **ZONING CASE NUMBER Z2006242:** The request of City of San Antonio, Applicant, for Various Owners, Owner(s), for a change in zoning to create a River Improvement Overlay (RIO) District Development Node. The base districts will remain the same on Lots 55 and 56, NCB 2806; Lots 8 through 11, Block 1, NCB 6077 and Lot 17B, NCB A52, 840 East Mulberry Street, 731 East Huisache Avenue, 743 East Huisache Avenue, 3440 North St. Mary's Street and 3502 North St. Mary's Street. (Council District 1)
16. **ZONING CASE NUMBER Z2006233:** The request of Brown, P. C., Applicant, for Tom Guggolz, Owner(s), for a change in zoning from "I-1" "RIO-1" General Industrial River Improvement Overlay District-1 and "MF-33" "RIO-1" Multi Family River Improvement Overlay District-1 to "MF-50" "RIO" "DN" Multi Family River Improvement Overlay Development Node District-1 on Lots 8-11, Block 1, NCB 6077 and "MF-33" "RIO" "DN" Multi Family River Improvement Overlay Development Node District-1 on Lot 56, NCB2806 on Lots 8 thru 11, Block 1, NCB 6077 and Lot 56, Block 1, NCB 2806, 840 E. Mulberry, 731 E. Huisache Avenue and 743 E. Huisache Avenue. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
17. **ZONING CASE NUMBER Z2006236 CD:** The request of Brown, P. C., Applicant, for Scott Southwell, Owner(s), for a change in zoning from "R-20" Residential Single Family District to "RM-4" (CD - 25 units per acre) Residential Mixed District with a Conditional Use for 25 units per acre on Lots 5 through 9, Block 5, NCB 14705, 10256 and 10380 Southwell Road. (Council District 8)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
18. **ZONING CASE NUMBER Z2006237 CD:** The request of Brown, P. C., Applicant, for Dick L. Winters, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "RM-4" (CD - 25 units per acre) Residential Mixed District with a Conditional Use for 25 units per acre on Lot 4, Block 5, NCB 14705, 10566 and 10690 Southwell Road. (Council District 8)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
19. **ZONING CASE NUMBER Z2006221:** The request of Robert and Claudette Victoria, Applicant, for Robert and Claudette Victoria, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-1" Light Commercial District on Lot 32, Block 13, NCB 7280, 505 West Olmos Drive. (Council District 1)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.
20. **ZONING CASE NUMBER Z2006222 CD:** The request of HTG Real Property Management, Inc., Applicant, for HTG Real Property Management, Inc., Owner(s), for a change in zoning from "I-2" Heavy Industrial District to "R-4" (CD - Maximum of 12 dwelling units per acre) Residential Single-Family Conditional District on Lot 30, Block D, NCB 1161, 409 Coleman Street. (Council District 2)
 - A. Finding of consistency with Master Plan.
 - B. Recommendation on zoning change request.

21. **ZONING CASE NUMBER Z2006223 CD:** The request of HTG Real Property Management, Inc., Applicant, for HTG Real Property Management, Inc., Owner(s), for a change in zoning from “R-4” “EP-1” Residential Single-Family Event Parking Overlay District 1 to “R-4” “EP-1” (CD - Maximum of 12 dwelling units per acre) Residential Single-Family Conditional Event Parking Overlay District 1 on Lot 2, Block 7, NCB 9548, 2275 Hays Street. (Council District 2)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
22. **ZONING CASE NUMBER Z2006229:** The request of MTZ Properties, LLC, Applicant, for Maria Sanchez, Owner(s), for a change in zoning from “C-2NA” Commercial Nonalcoholic Sales District to “C-2” Commercial District on Lot 23, Block 2, NCB 8416, 102 Babcock Road. (Council District 7)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
23. **ZONING CASE NUMBER Z2006225 CD:** The request of Trinity Construction and Developments, Applicant, for Floyd Carter, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” CD (CD-Dwelling, Two-Family) Residential Single-Family District with Conditional Use for Two-Family Dwellings not exceeding 14 units per acre on P-11B, P-29A and P113A, NCB 17975, 8100 Block of Kyle Rote. (Council District 7)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
24. **ZONING CASE NUMBER Z2006075 CD:** The request of Samuel Cardenas, Applicant, for Samuel Cardenas, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “R-4” (CD- Restaurant) Residential Single-Family District with a Conditional Use for a Restaurant on Lot 19, Block 2, NCB 11950, 2215 Goliad Road. (Council District 3)
- A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
25. **ZONING CASE NUMBER Z2006234:** The request of Earl & Associates, P. C., Applicant, for Russell Simpson J, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on Lot 15, Block 1, NCB 16959, 13630 O'Connor Road. (Council District 10)
26. **ZONING CASE NUMBER Z2006231:** The request of Keith Van Marter, Applicant, for GDR Partners, Ltd, Cora Lee Groff & Daniel T. Braun, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3R” General Commercial Restrictive Alcoholic Sales District on 2.554 acres out of NCB 16051, Intersection of Leslie Road and Shanfield Road. (Council District 7)
27. **ZONING CASE NUMBER Z2006226:** The request of Kaufman and Associates, Inc., Applicant, for BP HWY 10 San Antonio, Ltd., Owner(s), for a change in zoning from “R-6” Residential Single-Family District and “R-20” Residential Single-Family District to “R-6” Residential Single-Family District on 2.90 acres out of NCB 18333, 20000 Block of IH 10 West. (Council District 8)

28. **ZONING CASE NUMBER Z2006235:** The request of Kaufman and Associates, Inc., Applicant, for El Centro Del Barrio, Owner(s), for a change in zoning from “MF-33” Multi-Family District and “R-6” Residential Single Family District to “C-2NA” Commercial Nonalcoholic Sales District on 8.456 Acres out of NCB 11981, 11982, 11983 and 11103, 3800 Block of Commercial Avenue and 700 Blocks of Teel Street and Tebo Street. (Council District 3)
29. **ZONING CASE NUMBER Z2006220:** The request of William L. Lowry, Applicant, for William L. Lowry, Owner(s), for a change in zoning from “C-3” General Commercial District to “MF-33” Multi Family District on Lots 14, 15, 29 and 30, Block 12, NCB 16522, 6403 and 6407 Marcum Drive and 6402 and 6406 Tahoka Boulevard. (Council District 6)
30. **5:00 PM -** Consideration of an Ordinance Amending Chapter 35 of the City Code of San Antonio revising the rules for soliciting and vending on the Riverwalk.
31. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
32. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

CASE NO: Z2006010

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 1

Ferguson Map: 582 C7

Applicant Name:

Christopher A. Madrid

Zoning Commission Continuance from January 17, 2006, February 21, 2006, March 21, 2006, June 20, 2006, August 1, 2006, and Applicant Postponement from April 17, 2006

Owner Name:

Christopher A. Madrid

Zoning Request: From "R-6" NCD-5 Residential Single-Family Neighborhood Conservation Overlay District and "C-3" NCD-5 General Commercial Neighborhood Conservation Overlay District to "C-2" NCD-5 Commercial Neighborhood Conservation Overlay District.

Property Location: Lots 21 through 26, Block 3, NCB 6402

1900 Blanco Road and 831 W. Hollywood Avenue

Northeast Corner of Blanco Road and Hollywood Avenue

Proposal: For Restaurant Expansion and Multi-Use Building

Neigh. Assoc. Beacon Hill Neighborhood Association

Neigh. Plan Midtown Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The proposed rezone of the base zoning district from C-3 to C-2 on Lots 21 through 24 and from R-6 to C-2 on Lots 25 and 26 is consistent with the Midtown Community Plan. The Plan designates these lots as Mixed Use, and the C-2 zoning district is consistent with this land use designation.

Approval

The applicant is requesting a downzone of Lots 21 through 24 to apply a zoning district representative of the existing restaurant use. The proposed up-zone from R-6 to C-2 on Lots 25 and 26 is to allow the applicant to construct a small detached multi-purpose building for office and assembly uses accessory to the restaurant. The Beacon Hill Neighborhood Conservation District overlay (NCD-5) was applied to the area in December of 2005 and includes the subject properties. These overlay districts are intended to preserve, protect and enhance residential neighborhoods and commercial districts, and preserving unique design features and characteristics while promoting compatible development are key goals in this overlay district. The applicant is not requesting the removal or alteration of this overlay district and development or redevelopment of the subject properties will be reviewed in accordance with the design standards of the neighborhood conservation overlay. Additionally, a Type B landscape buffer will be required along the east property line of Lot 26 since the adjacent zoning district remains residential.

The applicant is requesting a rezone to allow a modest expansion of an existing restaurant, "Chris Madrid's Nachos and Burgers," a longstanding anchor tenant. This expansion includes a detached building for office

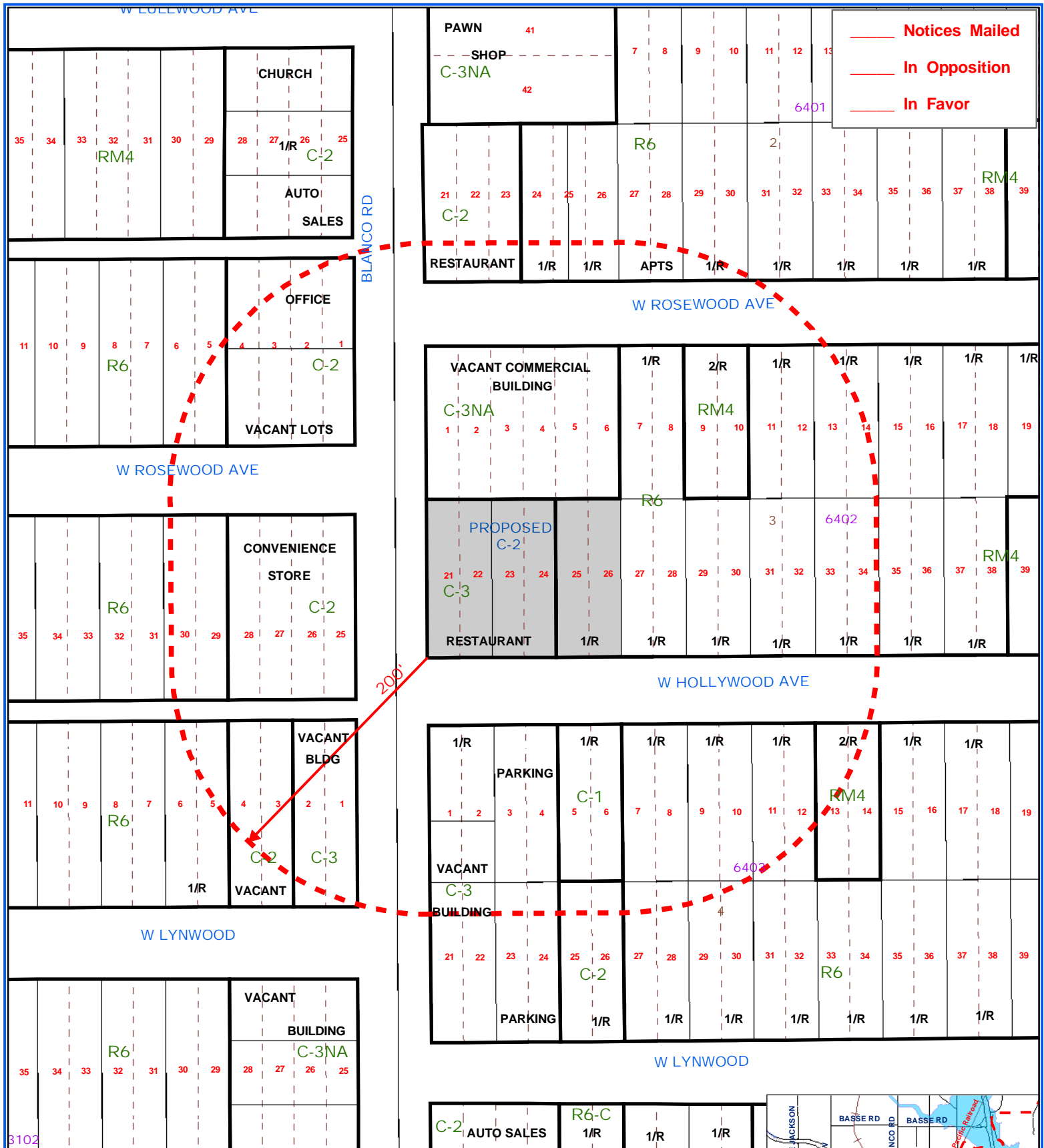
CASE NO: Z2006010

Final Staff Recommendation - Zoning Commission

and limited assembly use, intended to accommodate the restaurant's ongoing transition from a local to a regional draw. The restaurant, which has been at this location for about 30 years, has an existing outdoor patio dining area which, along with the restaurant itself, occupies Lots 21 through 24. There is an existing single family dwelling on Lots 25 and 26, these lots combined measuring 25 feet wide by 123 feet deep with a total area of 6,150 square feet. All of the lots are currently owned by the applicant. The restaurant building dates to the 1950's and numerous additions and alterations have been made over the years. The single family dwelling itself dates to 1928, and the applicant proposes to redevelop this lot in a manner consistent with the existing layout.

To the north, at the southeast corner of Blanco and Rosewood, is a vacated building on property currently in limited use for restaurant parking and to the south, across Hollywood Avenue, is an unimproved parking area also in use for off-site restaurant parking. Generally, the remaining lots to the north, south and east are a combination of single and multi-family units zoned R-6 while to the west, across Blanco Road, is a sporadic mix of commercial and office uses among many lots that are also undeveloped or with vacated buildings.

CASE MANAGER : Matthew Taylor 207-5876

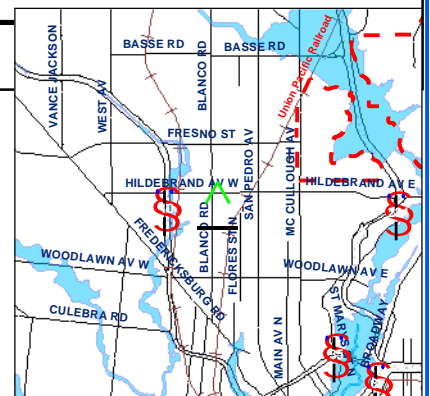


ZONING CASE: **Z2006-010**

City Council District No. 1
 Requested Zoning Change
 From: "R-6" NCD-5 and "C-3" NCD-5
 To: "C-2" NCD-5
 Date: September 5, 2006
 Scale: 1" = 100'

Subject Property
 200' Notification

M
 C:Sept_5_2006



CASE NO: Z2006070

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 9

Ferguson Map: 517 D1/D2

Applicant Name:

Gamez Family Limited Partnership

Owner Name:

Gamez Family Limited Partnership

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to PUD "R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District.

Property Location: Lots P-4D, P-4M and P-4N, NCB 15671

18851 Redland Road

Generally Located North of Loop 1604 and East of Highway 281

Proposal: To Develop Single Family Residential Lots

Neigh. Assoc. Redland Ridge Association (within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The proposed planned unit development is intended to allow a residential community with private access to individual lots. The current single family zoning allows a density of 7 units per acre and the requested Planned Unit Development District is a special district that restricts density to 5 units per acre or less. The request is for a 15 lot residential development that averages just over 2 units per acre.

The subject property is an irregularly shaped property that consists of about 6.8 acres. The property was annexed in December of 1985, and the current R-6 zoning district converted from the previous Temporary R-1 zoning in 2002. There are two single family dwellings on the property, the primary dwelling dating to about 1966. The applicants are requesting a planned unit development consisting of 15 acres, averaging just over 2 units per acre.

Many of the parcels in the immediate area have commercial zoning districts, most of which were approved by the City Council in 1998 and 1999. There are a variety of uses on these parcels which include a restaurant, church facilities, a child academy, boat and recreational vehicle storage, a commercial/office park, and multiple contractor facilities. Conditional districts and specific use permits have been approved for some of these uses, the most current examples being specific use permits for outside storage and automobile repair in 2002 and for a contractor facility in 2005. The Redland Ridge residential community, zoned R-6 ERZD, is to the west, the master development plan having been approved in phases between 1998 and 1999.

A previous request to rezone the subject property, from R-6 ERZD to C-2 NA ERZD, occurred with the filing

CASE NO: Z2006070

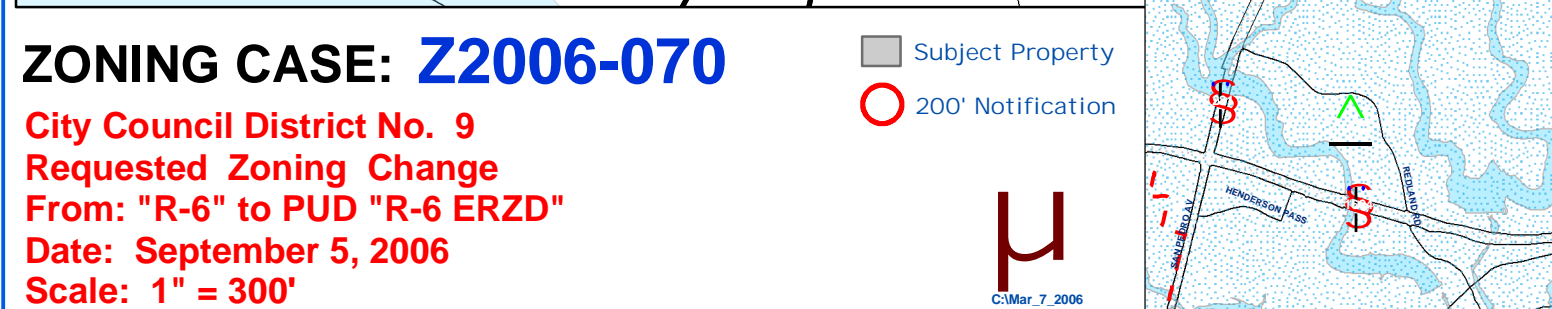
Final Staff Recommendation - Zoning Commission

of zoning case Z2004270, and was intended to allow the development of a commercial office complex. The Zoning Commission voted 7-0-1-1 in December 2004 for approval, and the case was continued twice by the City Council, first in January of 2005 and again in February of 2005. The applicant requested a postponement of the case in March of 2005 and ultimately withdrew the item from consideration.

SAWS Summary

1. SAWS recommends Approval of the proposed land use.
2. SAWS identifies the property as a Category 2 property.
3. SAWS recommends a maximum impervious cover of 30%.

CASE MANAGER : Matthew Taylor 207.5876



CASE NO: Z2006075 CD

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Applicant Postponement from July 18, 2006

Council District: 3

Ferguson Map: 651 D3

Applicant Name:

Samuel Cardenas

Owner Name:

Samuel Cardenas

Zoning Request: From "R-4" Residential Single-Family District to "R-4" (CD- Restaurant) Residential Single-Family District with a Conditional Use for a Restaurant.

Property Location: Lot 19, Block 2, NCB 11950

2215 Goliad Road

Southwest side of Goliad Road

Proposal: Restaurant

Neigh. Assoc. Highland Hills Neighborhood Association

Neigh. Plan Highland Community Plan

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

Consistent

The Highland Community Plan calls for High Density Residential. The current land use is High Density Residential which would allow for a full spectrum of residential unit types including apartments and condominiums with over 4 dwelling units.

Approval

The subject property is currently undeveloped and located on Goliad Road a major thoroughfare. The subject property is adjacent to "R-4" Residential Single-Family District to the northwest and across Goliad Road to the east. The single-family dwellings to the northwest are buffered by an existing 15 foot alley. The property to the south is zone "MF-33" Multi-Family District (multi-family dwellings). Development of the site for single-family dwellings is made difficult because of the shape of the property. The conditional zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site consideration or unique development requirements would be compatible with adjacent land uses under given conditions. The applicant is not requesting a change in the base zone.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the city council:

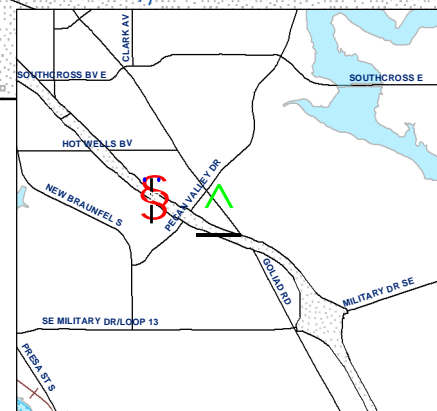
1. No exterior display or sign with the exception that a nameplate, not exceeding 3 square feet in area, may be permitted when attached to the front of the main structure.
2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood.
3. Business or office hours of operations shall not be permitted before 7 a.m. or after 6 p.m.

CASE NO: Z2006075 CD

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980

_0_HIGHLAND HILLS NA



Scale: 1" = 200'

 200' Notification

C:\Apr_4_2006

CASE NO: Z2006166

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Zoning Commission Continuance from June 20, 2006,
July 18, 2006 and August 15, 2006

Council District: 8

Ferguson Map: 480 B8

Applicant Name:

Brown, P. C.

Owner Name:

Betty Dees Watson

Zoning Request: From "R-20" Residential Single-Family District, "R-6" Residential Single Family District, "R-20" "GC-1" Residential Single-Family Gateway Corridor District 1 and "R-6" "GC-1" Residential Single-Family Gateway Corridor District 1 to "RP" Resource Protection District and "RP" Resource Protection District Gateway Corridor District 1 (47.47 acres) and "C-3" General Commercial District and "C-3" "GC-1" General Commercial Gateway Corridor District 1(43 acres).

Property Location: 90.47 acres out of NCB 34760, NCB 34761, NCB 34780 and NCB 14747

IH 10 West and Camp Bullis Road

Eastside of IH 10 West

Proposal: Automobile dealership (Auto Mall)

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

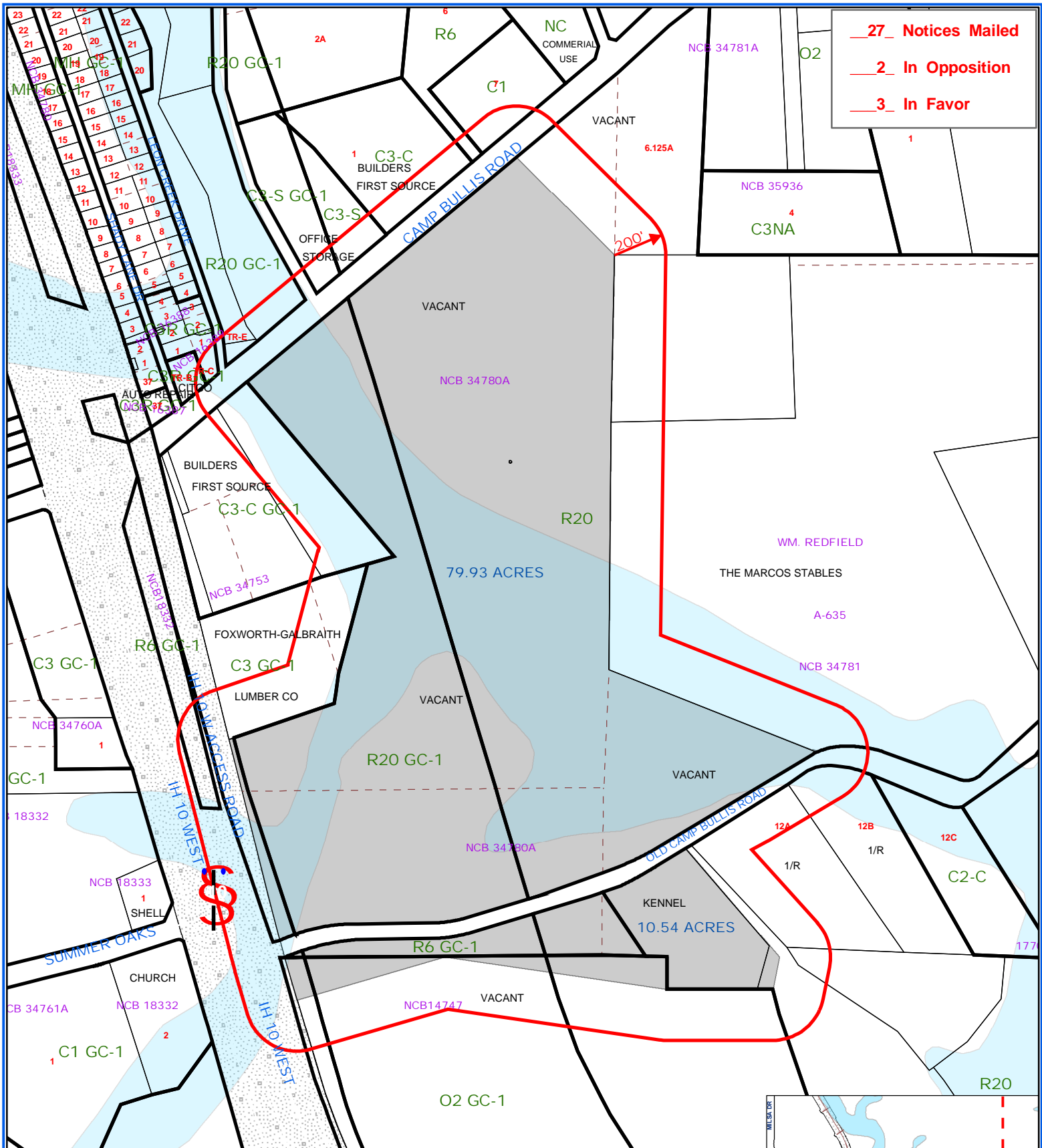
Staff Recommendation:

Approval

The subject property is currently undeveloped and located in the floodplain. The floodplain will serve as a buffer between the commercial zoning and the "R-20" Residential Single-Family District to the east. The subject properties front on IH 10 West, Camp Bullis Road and Old Camp Bullis Road and since much of the existing frontage along this portion of IH 10 is rapidly transitioning into a commercial corridor. The subject property is adjacent to "R-20" Residential Single-Family District to the northeast and "C-3" "GC-1" General Commercial Gateway Corridor District 1 to the west. This development is north of the Rim development. Property that is located within the gateway corridor will be subject to the specific development standards of this overlay. The subject property was annexed into the City of San Antonio in December of 1998. In 1999, this and most other properties in the immediate vicinity were zoned R-8, an Large Lot Home District. This district converted to the "R-20" Residential Single-Family District following the 2001 adoption of the Unified Development Code.

"C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners.

CASE MANAGER : Pedro Vega 207-7980



CASE NO: Z2006168 S

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Zoning Commission Continuance from July 18, 2006,
and August 15, 2006

Council District: 4

Ferguson Map: 613 A7

Applicant Name:

Jose and Maria Maldonado

Owner Name:

Jose and Maria Maldonado

Zoning Request: From "R-6" Residential Single Family District to "R-6 S" Residential Single Family District with Specific Use Permit for a Daycare Center.

Property Location: Lot 6, Block 20, NCB 18159

9410 Adams Hill Drive

Intersection of Adams Hill Drive and San Lucas

Proposal: To Allow a Daycare Center

Neigh. Assoc. Adams Hill Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of a Specific Use Permit for a Daycare Center, and Approval of a Group Day Care Home with conditions.

The subject property has an existing daycare facility known as the Train-Up a Child Learning Center. An approval of a Specific Use Permit for either a Group Day Care Home, identifying a maximum of 12 children, or a Daycare Center, allowing 13 or more children, will eliminate the existing nonconforming use. Daycare centers require a minimum zoning of Neighborhood Commercial to be allowed by right. However, the city's Unified Development Code does identify Group Day Care Homes and Daycare Centers as permitted uses in residential districts with the approval of a Specific Use Permit.

The childcare facility was established at the site in 1990 prior to annexation. A license was issued by the Texas Department of Protective and Regulatory Services in August of 1994 and the property was annexed into the city in December of 1994. The 1994 State license identified a capacity of 12 children. The applicant applied for a Specific Use Permit in 2003 (Z2003009 S) to allow a daycare center and to expand the number of children from 12 to 35. The staff recommendation was for denial, although the Zoning Commission recommended approval by a vote of 9-1. The City Council denied the request at the April 24, 2003, public hearing of the item. In the weeks following this denial, the applicant successfully applied for nonconforming rights with the city in May of 2003 and a Certificate of Occupancy was issued for the use later that same month. The nonconforming rights identified a limit of 12 children and the occupancy permit identified a total occupant load of 35 persons. The facility has since been expanded and currently serves 21 children. The current license, issued by the State in June of 2004, now identifies a capacity of 44 children with a ratio of 1 child per 30 square feet of floor area.

CASE NO: Z2006168 S

Final Staff Recommendation - Zoning Commission

The subject property is located within a unit of the Lackland City residential subdivision development. The residence dates to about 1972 and has just over 1,400 square feet of living space with an additional 500 square feet of enclosed area. The subdivision was annexed into the city with Temporary R-1 zoning, later converting to the existing R-6 zoning in 2002 following the 2001 adoption of the Unified Development Code. There are single family residences to the immediate east, west and across Adams Hill Drive to the north and a large tract of public property with an operational water treatment facility to the south.

Adams Hill Elementary School is located three blocks to the west at the intersection of Adams Hill Drive and Mossy Creek, and Adams Hill Drive itself serves as a collector, being the major east-west route from the subdivision to Hunt Lane to the east. Hunt Lane is identified as a Type A Secondary Arterial in the city's Major Thoroughfare Plan. Adams Hill Drive is a heavily traveled local street and street humps have been installed to control vehicle speeds, including one between San Lucas and Petersburg near the subject property.

The UDC identifies development standards for daycare centers in residential zoning districts. These include the following:

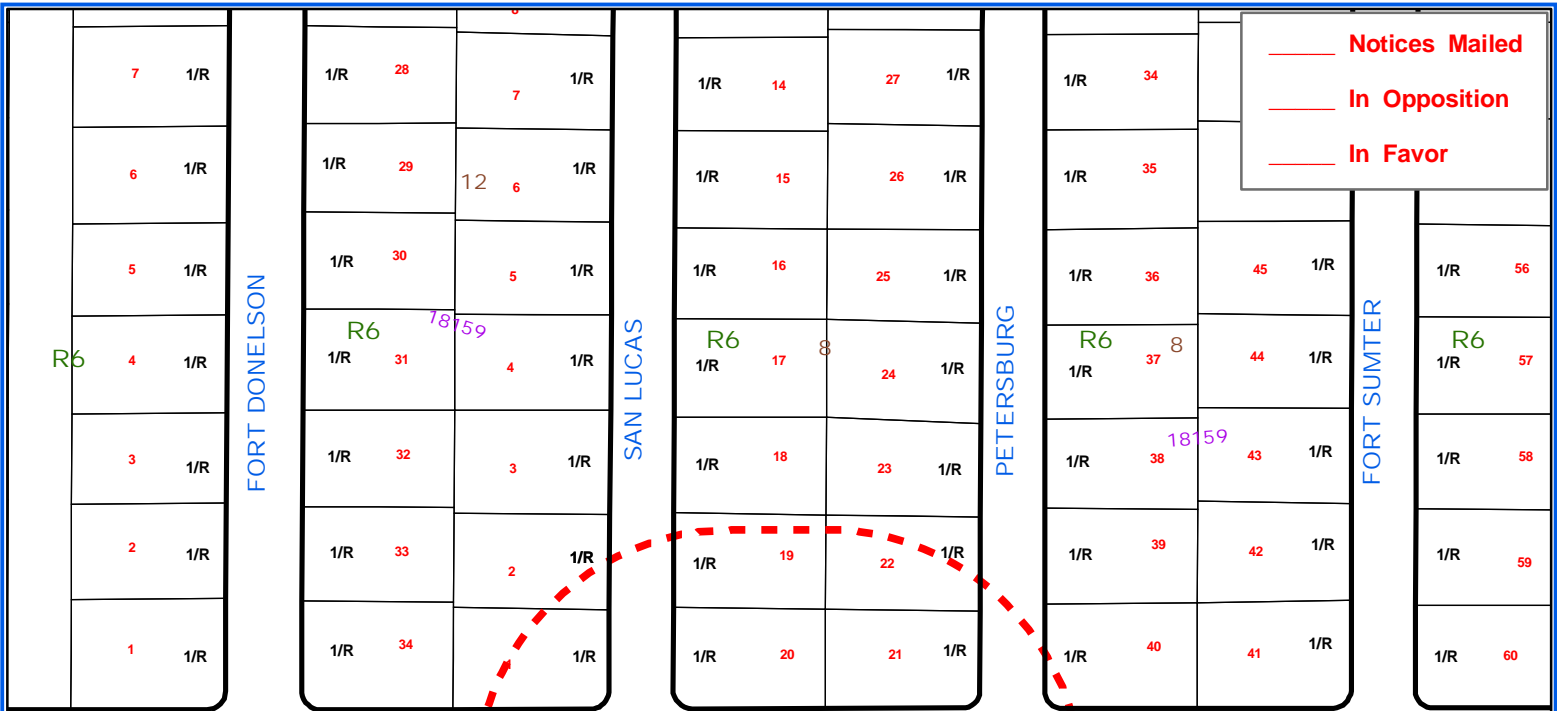
- 1.) All daycare homes, nursery schools and daycare centers shall have a current license issued by the State.
- 2.) On-premise parking at a ratio of one space per 300 square feet of gross floor area is required.
- 3.) Outdoor play space shall not be permitted within the front yard area.
- 4.) No signs shall be permitted except for a name plate not exceeding one (1) square foot in size and attached flat to the main structure.
- 5.) Outdoor play space for daycare centers, group daycare homes and nursery schools which abut or are located within a residential zoning district shall be enclosed by a six foot solid (opaque) fence.
- 6.) The provision of daycare in a single family home which may be permitted by a specific use permit shall require that the owner of the property in question occupy as their primary residence the home providing said daycare services.

The applicant is providing a positive and convenient service to the community; however, the applicant does not reside on the subject property and virtually all of the required front yard area has been paved to accommodate off-street parking, creating a use that is arguably out of character with the residential nature of the neighborhood. An approval of a Specific Use Permit by the City Council can effectively waive the owner occupancy requirement described above and the applicant is not restricted from installing improved parking areas within the front yard setback, although individual parking spaces must be identified through striping. It does appear the applicant can satisfy the on-site parking requirement of one space for every 300 square feet of floor area, potentially leaving the occupancy requirement as the only unsatisfied condition. Staff recommends Approval of a Group Day Care Home with the following conditions:

- 1.) The Group Home Day Care shall not provide care for more than 12 children.
- 2.) On-site outdoor advertising shall not be allowed except for a name plate not exceeding one (1) square foot in size attached flat to the main structure.

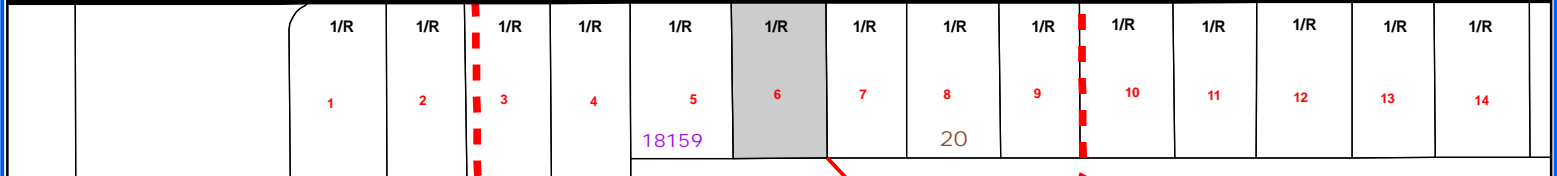
Should the Zoning Commission recommend Approval of a Specific Use Permit for a Group Day Care Home, staff suggests adding the conditions referenced above. Should the Zoning Commission recommend Approval of a Specific Use Permit for a Daycare Center, staff similarly suggests adding a condition restricting the use of on-site advertising in accordance with Section 35-376(b)(2) of the Unified Development Code and identifying a maximum number of children.

CASE MANAGER : Matthew Taylor 207-5876



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ADAMS HILL DR



18159

200'

R6

SAN

ANTONIO

WATER

18159

SYSTEM

26

ZONING CASE: **Z2006-168 S**

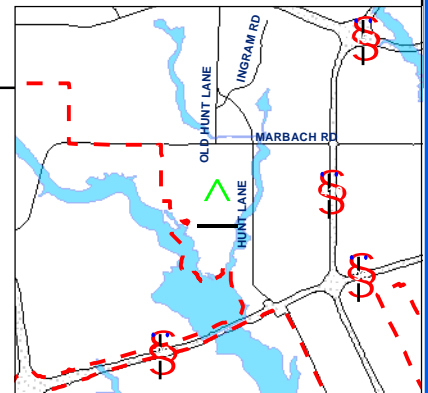
City Council District No. 4
 Requested Zoning Change
 From "R-6"
 To "R-6 S"
 Date: September 5, 2006
 Scale: 1" = 150'

 Subject Property

 200' Notification

H

C:\JULY_18_2006



CASE NO: Z2006201

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Continuance from August 1, 2006 Zoning Commission hearing.

Council District: 10

Ferguson Map: 583 D4

Applicant Name:

Brown, P.C.

Owner Name:

Simmons, Vedder & Company

Zoning Request: From "I-1" General Industrial District and "MF-33" Multi Family District to "MF-50" Multi Family District.

Property Location: Lots 1 through 4, NCB 8699

116 Vandercheck Street

North New Braunfels and Brees Streets

Proposal: To allow for high-density residential development

Neigh. Assoc. Terrell Heights Neighborhood Association

Neigh. Plan Northeast Inner Loop Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent.

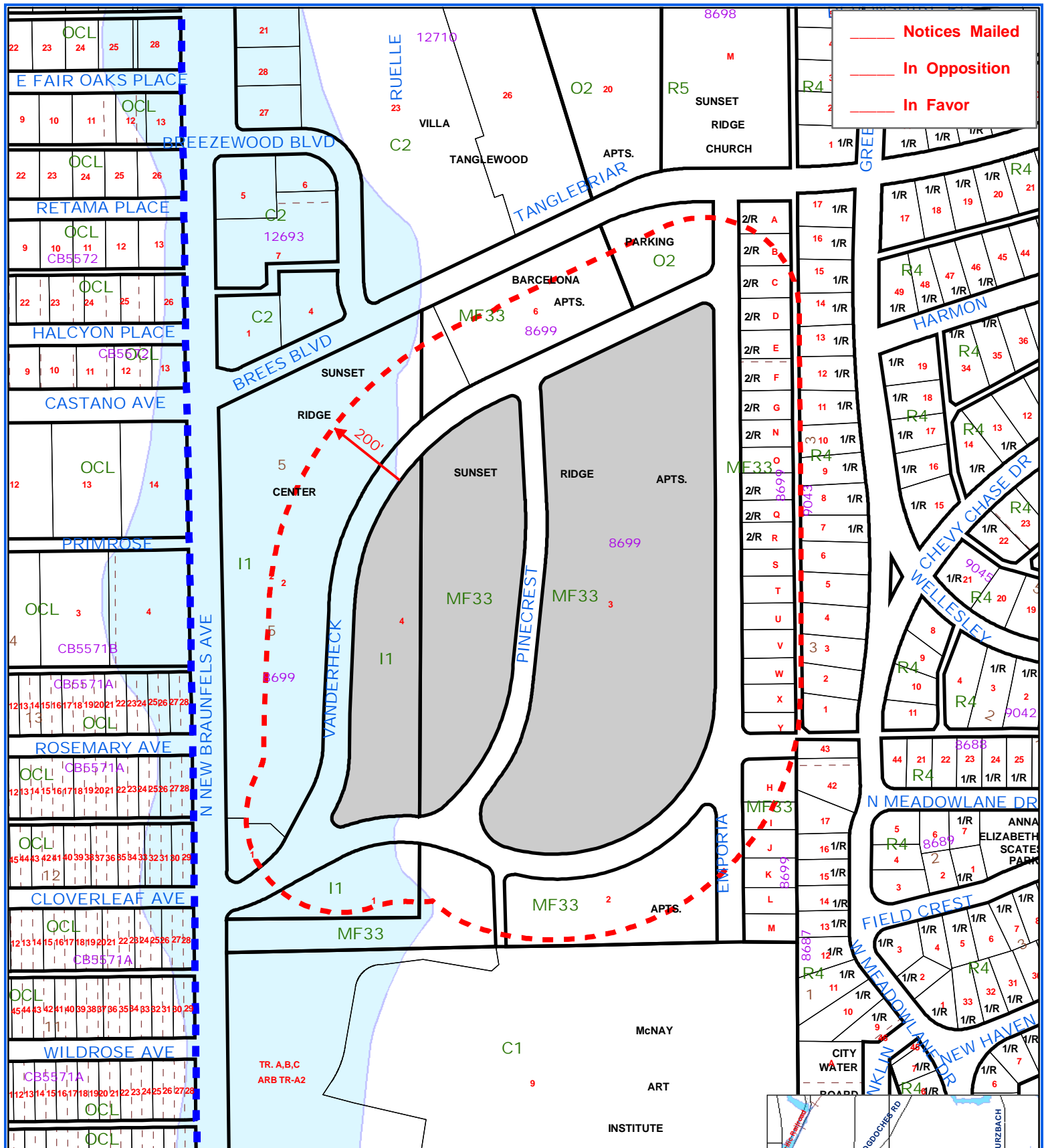
The Northeast Inner Loop Neighborhood Plan calls for High Density Residential at this location.

Approval.

The subject property is located north of the McNay Art Institute and adjacent to the Sunset Ridge Center to the east. North of the subject property is multi family zoning and the City of Alamo Heights is to the west (immediately to the west is single-family residential). The subject property is located within close proximity to North New Braunfels, a major arterial, and a retail center.

The current use of the property is multi family. The previous zoning was "J" (retail and residential uses allow) and "D" (apartment uses). Multi family dwellings are most appropriate along major arterials or major thoroughfares where supporting infrastructure, such as transportation services and commercial facilities, are available. The proposed "MF-50" is compatible with the neighboring zoning and land uses in the immediate area.

CASE MANAGER : Rudy Nino, Jr. 207-8389



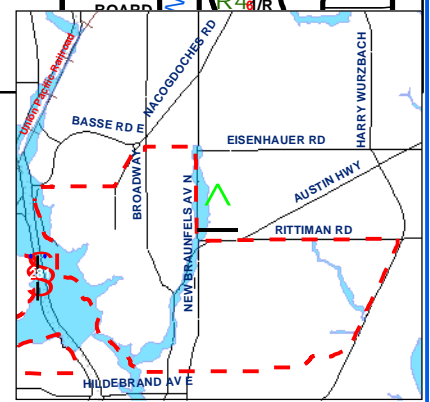
ZONING CASE: **Z2006-201**

City Council District No. 10
 Requested Zoning Change
 From "MF-33,I-1"
 To "MF-50"
 Date: August 1, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification



City of New Braunfels
 Aug. 1, 2006



CASE NO: Z2006202 S

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Continuance from August 1, 2006

Council District: 2

Ferguson Map: 617 A4 and A5

Applicant Name:

Brown, P. C.

Owner Name:

BudCo, Ltd.

Zoning Request: From "D" Downtown District to "D" S Downtown District with Specific Use Permit for a warehouse.

Property Location: Lots 9 through 18 and 21 through 23, South 48 feet of Lot 20, Block 22, NCB 559; North 413.85 feet of South 430.85 feet of Block, Block 20, NCB 545; Lots 2, 3, 8 and 9, East 62.26 feet of Lots 1 and 7, West 3.48 feet of Lots 4 and 10, Block 21, NCB 536

415 Burnet; 507, 509, 513, 517, 523, 525, and 611 North Cherry; 416, 418, and 424 Nolan; 101, 117, 121, and 123 Eda

North Cherry Street, from Dawson Street to Hays Street

Proposal: To allow for a warehouse

Neigh. Assoc. Dignowity Hill Neighborhood Association

Neigh. Plan Downtown Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

No change in base zoning is being requested. Therefore, no plan amendment is required.

Denial

The property is currently comprised of an industrial warehouse, as well as parking lots along the northern and southern edges of the subject property. Surrounding zoning is largely comprised of "D" Downtown District zoning to the west of the property, as well as interspersed commercial, industrial, and residential mixed zoning to the east.

The subject property was previously zoned "B-4" Central Business District under the 1965 Unified Development Code. This zoning designation allowed warehousing. However, there was a subsequent conversion of the zoning classification, as per Ordinance 93881, adopted on May 3, 2001. This ordinance amended/revised the City of San Antonio Unified Development Code: effective February 4, 2002, previous zoning code classifications were converted to new zoning classifications adopted with this ordinance. Specifically for this site, the previous "B-4" Central Business District converted to the current "D" Downtown District zoning classification. This current zoning classification allows warehousing only with specific use authorization.

CASE NO: Z2006202 S

Final Staff Recommendation - Zoning Commission

The zoning designation requested, "D" S Downtown District with specific use permit for a warehouse, would not be appropriate at this location. The property had previously been utilized as a warehouse. However, continued use for this purpose would not be in character with the surrounding neighborhood. A recent Urban Land Institute (ULI) study which was conducted in an area just south of the subject property determined that mixed-use would be ideal for that specific area. In addition, adjacent residential properties to the east are designated as historic under the Dignowity Hill Historic District. This pattern of residential revitalization would be in conflict with the designation of the property as "D" S Downtown District with specific use permit for warehousing.

CASE MANAGER : David Clear 207-3074



ZONING CASE: Z2006-202

City Council District No. 2
 Requested Zoning Change
 From "D"
 To "D" S
 Date: September 5, 2006
 Scale: 1" = 250'

CASE NO: Z2006209

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Continuance from August 15, 2006 Zoning Commission hearing.

Council District: 6

Ferguson Map: 613 F8

Applicant Name:

Rodolfo Castillo

Owner Name:

Rodolfo Castillo

Zoning Request: From "R-6" Residential Single Family District to "C-2" Commercial District.

Property Location: .3485 Acres out of NCB 15588

2621 Rockgate Drive

Proposal: To operate a law office

Neigh. Assoc. Lackland Terrace Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval.

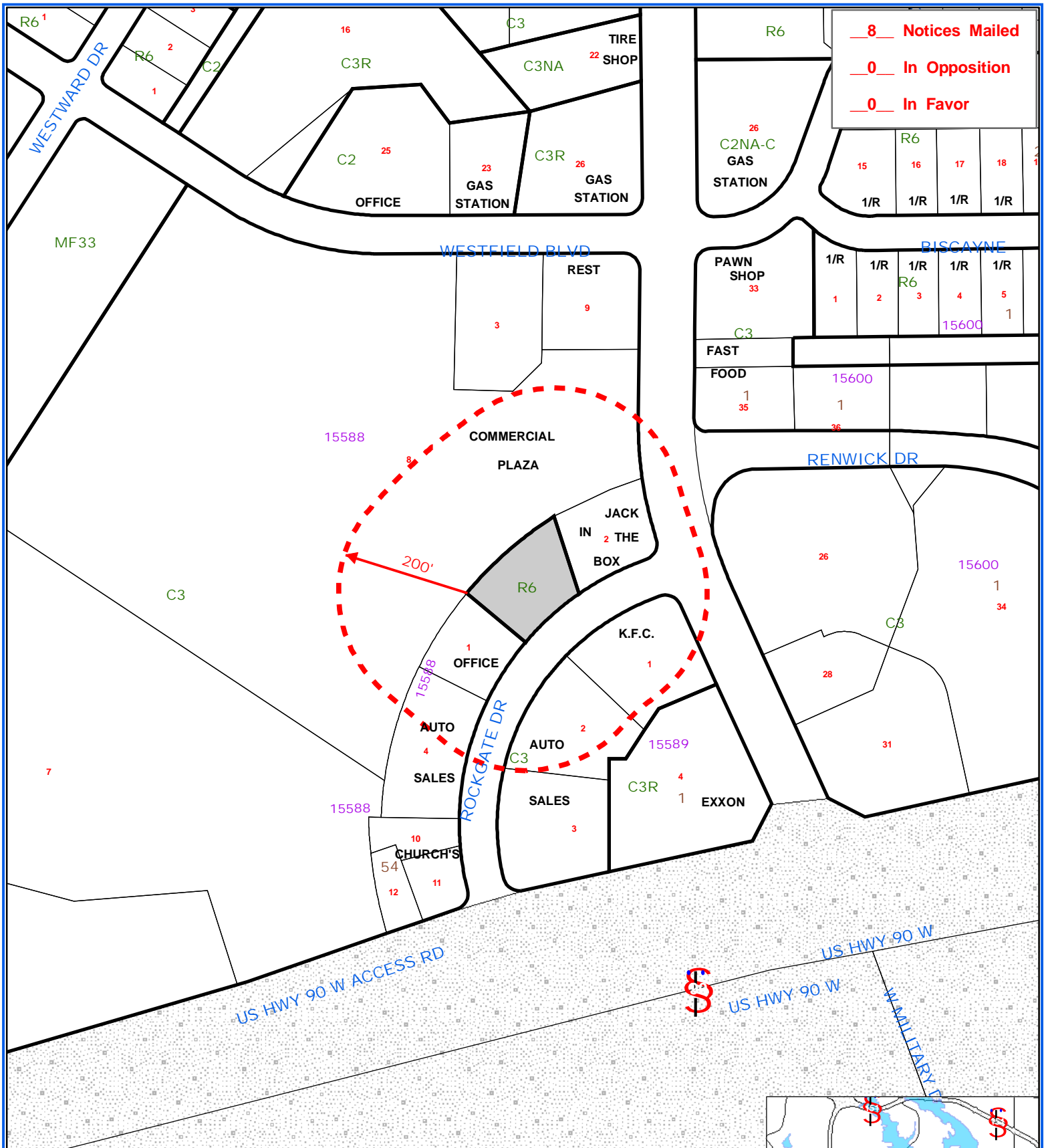
The subject property contains an existing 1,770 square foot restaurant that was built in 1975. The vacant restaurant is located on Rockgate Street, which is off Military Drive. There is C-3 zoning to the north, south, east and west. The surrounding uses consist of a commercial strip center to the north; a restaurant to the east; a travel office to the west; and auto sales to the south.

The applicant has applied for C-2 in order to operate a law office. Staff supports the rezoning of this property so it may conform to the surrounding commercial and office uses. Additionally, the C-2 request will encourage future local business and retail uses at this location.

In researching this site, as well as the surrounding properties, it was determined that the applicant was required to rezone the property. Previous zoning cases occurred from 1975 to 1986, with this property never being rezoned from Temporary R-1, which was converted to R-6.

The subject property was zoned R-1 under the provisions of the 1965 zoning code. It was subsequently converted to R-6 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



8 Notices Mailed
0 In Opposition
0 In Favor

15	16	17	18	19
1/R	1/R	1/R	1/R	1/R

1/R	1/R	1/R	1/R	1/R
1	2	3	4	5
				1

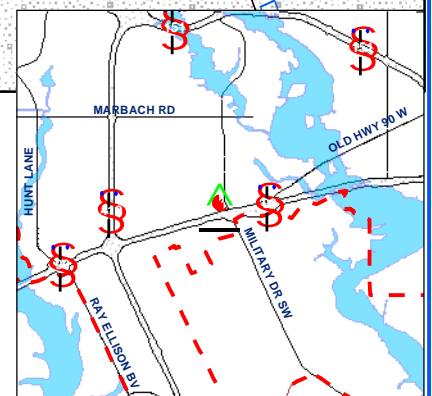
FAST	15600			
1	1			
35	36			

ZONING CASE: **Z2006-209**

City Council District No. 6
 Requested Zoning Change
 From "R-6"
 To "C-2"
 Date: September 5, 2006
 Scale: 1" = 200'

- Subject Property
- 200' Notification

M
 C-Aug-1-2006



CASE NO: Z2006220

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 6

Ferguson Map: 614 B7

Applicant Name:

William L. Lowry

Owner Name:

William L. Lowry

Zoning Request: From "C-3" General Commercial District to "MF-33" Multi Family District.

Property Location: Lots 14, 15, 29 and 30, Block 12, NCB 16522

6403 and 6407 Marcum Dr. and 6402 and 6406 Tahoka Blvd.

Intersection of Tahoka Blvd. and Arvil Ave.; Intersection of Marcum Dr. and Arvil Ave.

Proposal: To build multi-family units

Neigh. Assoc. Cable Westwood Neighborhood Association

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

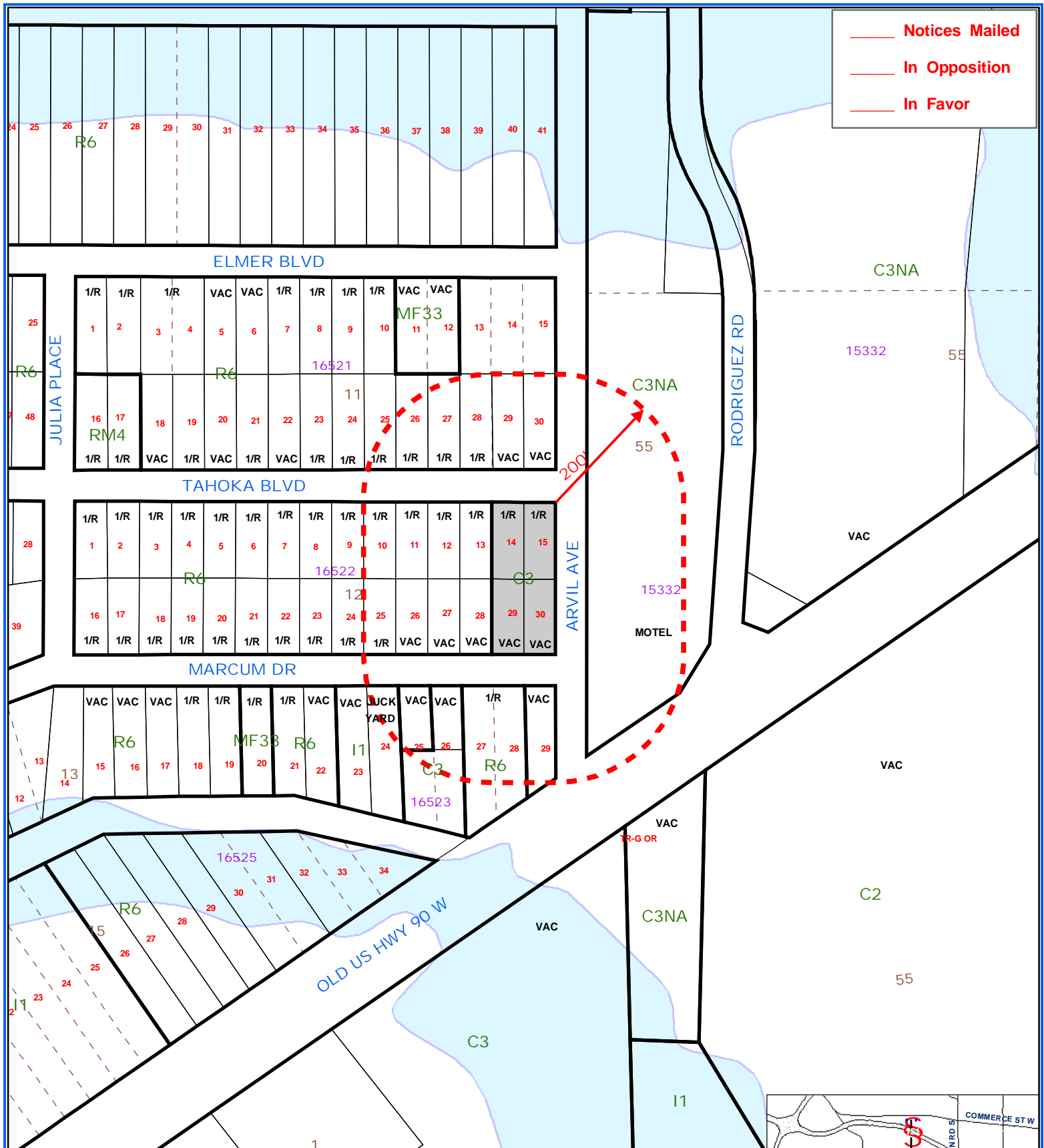
Approval.

The subject properties are currently undeveloped and located on Tahoka Boulevard and Marcum Drive, both local streets. There is R-6 zoning to the north, south and west, with C-3 to the east. The surrounding uses consist of single-family residential to the north, south and west. There is an Econo Lodge motel to the east.

The applicant has applied for "MF-33" zoning in order to build two 7,200 square foot eight-plexes; one fronting on Tahoka Blvd. and one fronting on Marcum Dr. Multi family uses are most appropriate along major arterials or major thoroughfares where supporting infrastructure, such as transportation services and commercial facilities, are available. However, in this case, the subject properties are currently over-zoned and located within a single-family residential neighborhood; thus, a down-zoning would be appropriate and recommended. Additionally, C-3 uses would not be recommended within a residential neighborhood. This rezoning would eliminate the possibility of commercial encroachment, in particular, high-intensity commercial uses.

The subject properties were zoned B-3 under the provisions of the 1965 zoning code. It was subsequently converted to C-3 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



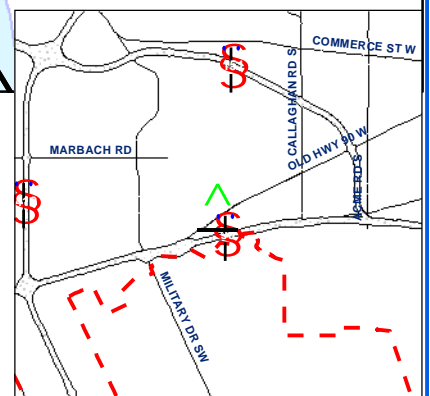
ZONING CASE: **Z2006-220**

City Council District No. 6
 Requested Zoning Change
 From "C-3"
 To "MF-33"
 Date: September 5, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification

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C:Sept_5_2006



CASE NO: Z2006221

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 1

Ferguson Map: 582 D6

Applicant Name:

Robert and Claudette Victoria

Owner Name:

Robert and Claudette Victoria

Zoning Request: From "R-4" Residential Single-Family District to "C-1" Light Commercial District.

Property Location: Lot 32, Block 13, NCB 7280

505 West Olmos Dr.

Intersection of Carney and West Olmos Drive

Proposal: To operate a small restaurant

Neigh. Assoc. Edison Neighborhood Association

Neigh. Plan North Central Neighborhoods Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent

The requested C1 zoning is consistent with the Plan's designation of Neighborhood Commercial for this portion of the San Pedro Avenue corridor. Additionally, the proposed restaurant is consistent with the Plan's goal to encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

Approval

The subject property is currently utilized as single-family residential land use. To the north, east and south of the subject properties there exist commercially zoned properties, while single-family residential zoning exists to the west.

The majority of properties to the north, east and south have C-3 General Commercial zoning designations. Given the existing single-family residential zoning which predominantly exists to the east of the subject property, a C-1 Light Commercial District designation for the subject property would serve as an adequate buffer between R-4 single-family residential zoning and C-3 general commercial zoning. In addition, the R-4 single-family residential zoning which exists currently on the subject property is an inappropriate designation given the intense commercial land uses allowed in the adjacent C-3 commercially zoned parcels to the north, east and south of the property.

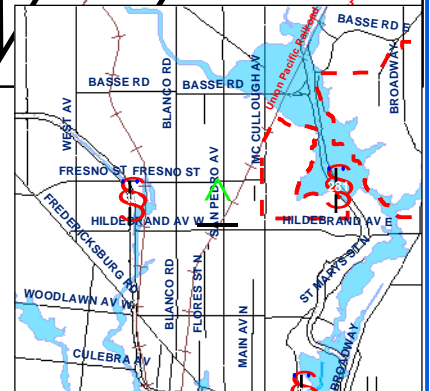
CASE MANAGER : David Clear 207-3074



CENTER		NOTICES MAILED	
COMM.		In Opposition	
USE		In Favor	
C3		7296	
MILLARD		7296	
UNITED MOTOR		7297	
GARAGE		7297	
AUTO SERVICE		7297	
SALES		7297	
EARL		7298	
C3 AUTO SALES		7298	
SERVICE		7298	

C3 AUTO SALES		7298	
SERVICE		7298	

BEXAR COUNTY		OFFICE/WAREHOUSE	
AUTO		7299	
MOTOR		7299	
CAR		7299	
VAC.		7300	
BUILD		7300	
VACANT		7300	



ZONING CASE: **Z2006-221**

City Council District No. 1
 Requested Zoning Change
 From "R-4"
 To "C-1"
 Date: September 5, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification

Aug 1 2006

CASE NO: Z2006222 CD

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 2

Ferguson Map: 617 E2

Applicant Name:

HTG Real Property Management, Inc.

Owner Name:

HTG Real Property Management, Inc.

Zoning Request: From "I-2" Heavy Industrial District to "R-4" (CD - Maximum of 12 dwelling units per acre) Residential Single-Family Conditional District.

Property Location: Lot 30, Block D, NCB 1161

409 Coleman Street

East of the intersection of North Walters Street and Coleman Street

Proposal: To build a duplex

Neigh. Assoc. Government Hill Alliance

Neigh. Plan Government Hill Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent.

The Government Hill Neighborhood Plan calls for Medium-density Residential at this location.

Approval.

The subject property currently undeveloped and located on Coleman Street, a local residential street. There is I-2 zoning to the north, south, east and west. The surrounding land uses consist of single-family residential to the east, west and south. There is currently a tour bus company to the north.

The applicant has applied for R-4 CD with a maximum density of 13 units per acre in order to build a duplex. The request of R-4 CD is due to the size of the lot. The 2001 Unified Development Code density standards require at least 7,920 square feet in order to construct a duplex. The subject property is currently 7,600 square feet. The conditional zoning request of 13 units per acre would allow a duplex on the subject property.

Staff finds the zoning request to be consistent with the current development pattern on Coleman Street. The conditional request for additional density is being sought since the property is substandard by 320 square feet. This amounts to a minor request for additional density through conditional zoning.

Being that this is a conditional zoning request, should the duplex cease operation for 12 consecutive months, the base zoning would revert to the R-4 Residential Single-Family.

CASE NO: Z2006222 CD

Final Staff Recommendation - Zoning Commission

The subject property was zoned L under the provisions of the 1938 zoning code. It was subsequently converted to I-2 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



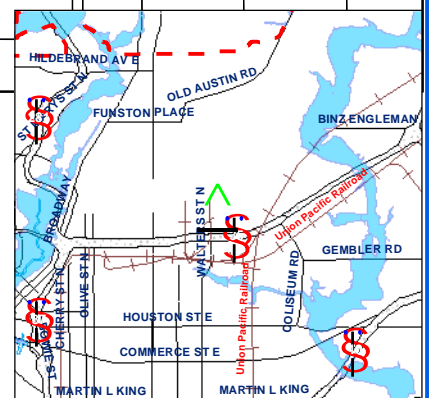
ZONING CASE: **Z2006-222 CD**

City Council District No. 2
 Requested Zoning Change
 From "I-2"
 To "R-4" CD
 Date: September 5, 2006
 Scale: 1" = 200'

Subject Property

200' Notification

C:\Aug_1_2006



CASE NO: Z2006223 CD

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 2

Ferguson Map: 617 E4

Applicant Name:

HTG Real Property Management, Inc.

Owner Name:

HTG Real Property Management, Inc.

Zoning Request: From "R-4" EP-1 Residential Single-Family Event Parking Overlay District 1 to "R-4" EP-1 (CD - Maximum of 12 dwelling units per acre) Residential Single-Family Conditional Event Parking Overlay District 1.

Property Location: Lot 2, Block 7, NCB 9548

2275 Hays Street

Adjacent to the intersection of Hays Street and Onslow Street

Proposal: To bring a non-conforming use into compliance with current development standards

Neigh. Assoc. Harvard Place - Eastlawn Neighborhood Association

Neigh. Plan Arena District/ East Side Community Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent.

The Arena District/ East Side Community Plan calls for Medium Density Residential at this location.

Approval

The subject property currently contains a 2,087 square foot residence and is located on Hays Street, a local residential street. There is R-4 zoning to the north, south, east and west. The surrounding land uses consist of single-family residences to the north, south east and west.

The applicant has applied for R-4 CD with a maximum density of 13 units per acre in order to allow the existing residence to be utilized as a duplex. The request of R-4 CD is due to the size of the lot. The 2001 Unified Development Code density standards require at least 7,920 square feet in order to construct a duplex. The subject property is currently 7,400 square feet. The conditional zoning request of 13 units per acre would allow a duplex on the subject property.

Staff finds the zoning request to be consistent with the current development pattern on Coleman Street. The conditional request for additional density is being sought since the property is substandard by 520 square feet. This amounts to a minor request for additional density through conditional zoning.

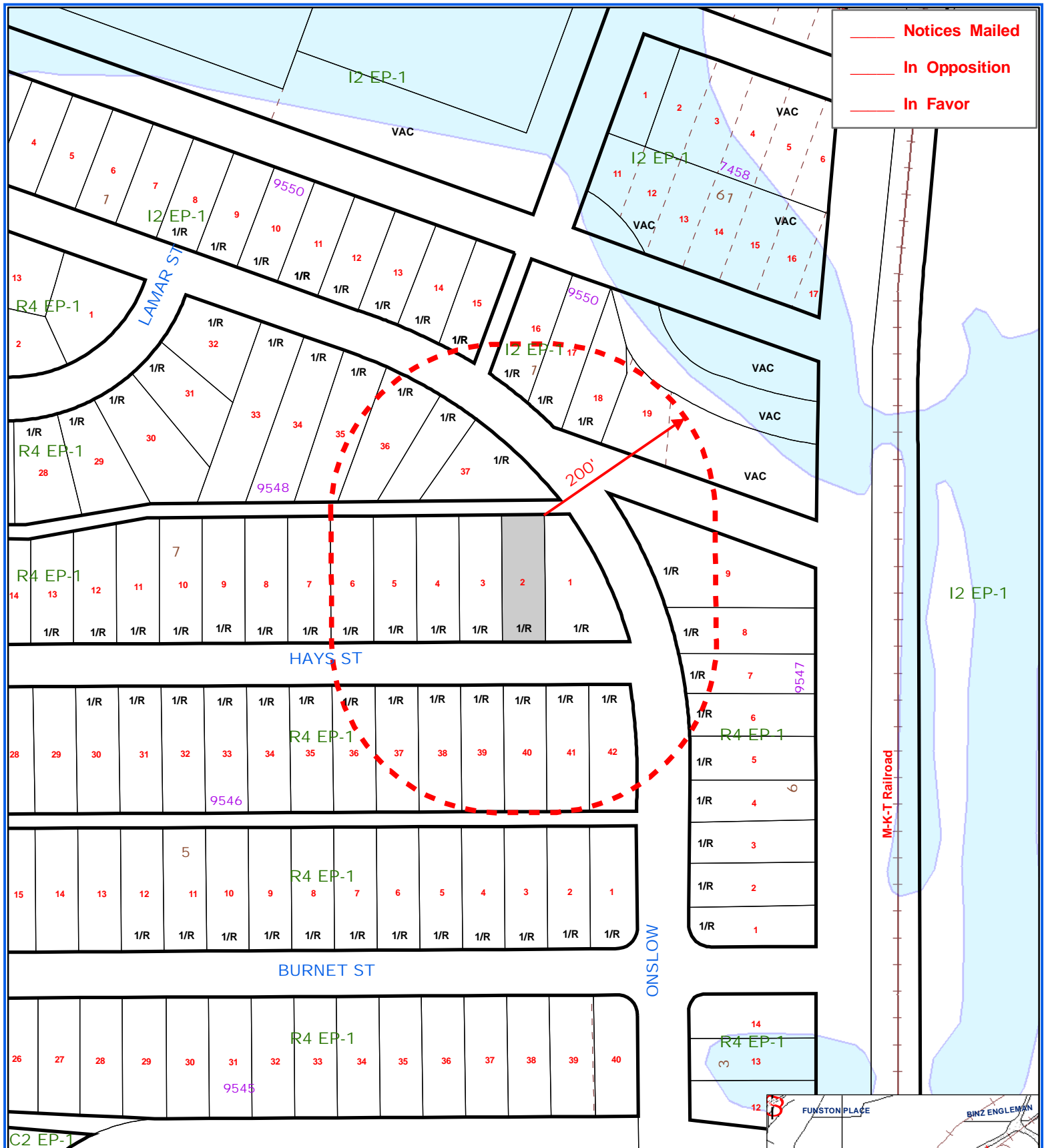
Being that this is a conditional zoning request, should the duplex cease operation for 12 consecutive months, the base zoning would revert to the R-4 Residential Single-Family.

CASE NO: Z2006223 CD

Final Staff Recommendation - Zoning Commission

The subject property was zoned B under the provisions of the 1938 zoning code. It was subsequently converted to R-4 upon adoption of the 2001 Unified Development Code.

CASE MANAGER : Rudy Nino, Jr. 207-8389



ZONING CASE: **Z2006-223 CD**

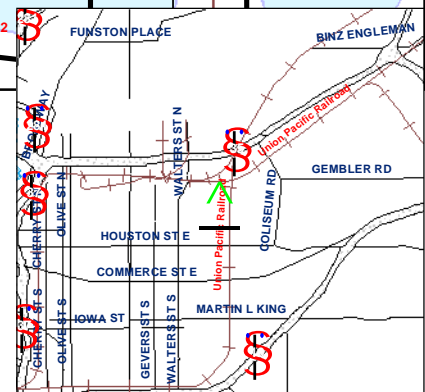
City Council District No. 2
 Requested Zoning Change
 From "R-4" EP-1
 To "R-4" EP-1 CD
 Date: September 5, 2006
 Scale: 1" = 150'

Subject Property

200' Notification



Sept 5 2006



CASE NO: Z2006225 CD

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 7

Ferguson Map: 547 F8

Applicant Name:

Trinity Construction and Developments

Owner Name:

Floyd Carter

Zoning Request: From "R-6" Residential Single-Family District to "R-6" CD (CD-Dwelling, Two-Family) Residential Single-Family District with Conditional Use for Two-Family Dwellings not exceeding 14 units per acre.

Property Location: P-11B, P-29A and P113A, NCB 17975

8100 Block of Kyle Rote

Kyle Rote at John Hancock

Proposal: To Allow a Two-Family Dwellings

Neigh. Assoc. None

Neigh. Plan Huebner/Leon Creeks Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Huebner/Leon Creek Community Plan designates the subject property and much of the surrounding area as Low Density Residential. The applicant is not requesting a change in the base single family residential zoning; therefore, the requested conditional single family zoning district is consistent with the Plan. The area immediately to the west is located in Leon Creek floodplain and designated Parks and Open Space.

Approval

Infill residential developments are encouraged in areas with similar residential uses and variations in density are generally expected. Given the property's location immediately adjacent to a floodplain and along the edges of two single family subdivisions where lots range in size from less than 4,000 square feet to more than 10,000 square feet, a small development with a variation in housing type and with slightly higher density than the 7 units per acre allowed by the existing base zoning would be appropriate.

The subject property was annexed in December of 1985 with Temporary R-1 zoning and is undeveloped. With a gross acreage of 2.93 acres, the existing base R-6 zoning would allow about 20 single family units, although the irregular shape of the property and limited access would likely yield substantially fewer 6,000 square foot lots than the acreage would suggest. The applicant is proposing a small development of 12 lots averaging about 7,600 square feet with two-family dwellings per lot and a total of 24 units. Since the applicant is proposing to extend Kyle Rote into the development, nearly an acre will be utilized to establish

CASE NO: Z2006225 CD

Final Staff Recommendation - Zoning Commission

this public street extension which results in a higher density of the project with a net acreage of just over 2 acres. Therefore, the applicant is proposing a development of similar density to the Westchase development immediately to the south.

The Leon Creek floodplain is located at a significantly lower elevation immediately to the west of the subject property. The zoning is mostly R-6 and dates to annexation, with that portion of the floodplain fronting on Bandera Road having C-3 zoning that dates to 1987. Further west is a multi-family complex that dates to 2002, the existing MF-33 zoning having converted from the previous R-3 district. There are large unplatted lots to the north also zoned R-6 with single family dwellings. Portions of the Marshall Meadows residential subdivision are located to the east with dwellings that date to the 1970's on lots that average more than 8,000 square feet. The Westchase planned unit development to the south has a base zoning of R-5 and was approved in 2001. This is also a single family dwelling development but the lot sizes are significantly smaller, most being less than 4,000 square feet. The issue of connectivity between Sunflower Run and Kyle Rote was noted during the approval process of the Westchase plan but not required since the subject property is located between these two alignments.

CASE MANAGER : Matthew Taylor 207-5876

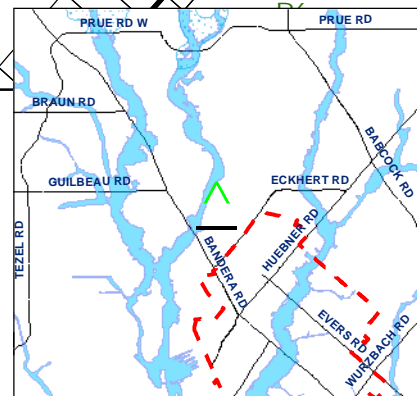


City Council District No. 7
Requested Zoning Change
From: "R-6"
To: "R-6" CD
Date: September 5, 2006
Scale: 1" = 200'

 200' Notification



C:\Sept_5_2006



CASE NO: Z2006226

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 8

Ferguson Map: 480 A7

Applicant Name:

Kaufman and Associates, Inc.

Owner Name:

BP HWY 10 San Antonio, Ltd.

Zoning Request: From "R-6" Residential Single-Family District and R-20" Residential Single-Family District to "R-6" Residential Single-Family District.

Property Location: 2.90 acres out of NCB 18333

20000 Block of IH 10 West

IH 10 West, North of Camp Bullis Road

Proposal: To Allow Increased Density of Single Family Dwellings

Neigh. Assoc. Friends of Friedrich Wilderness Park

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis was submitted with Zoning Case Z2006002.

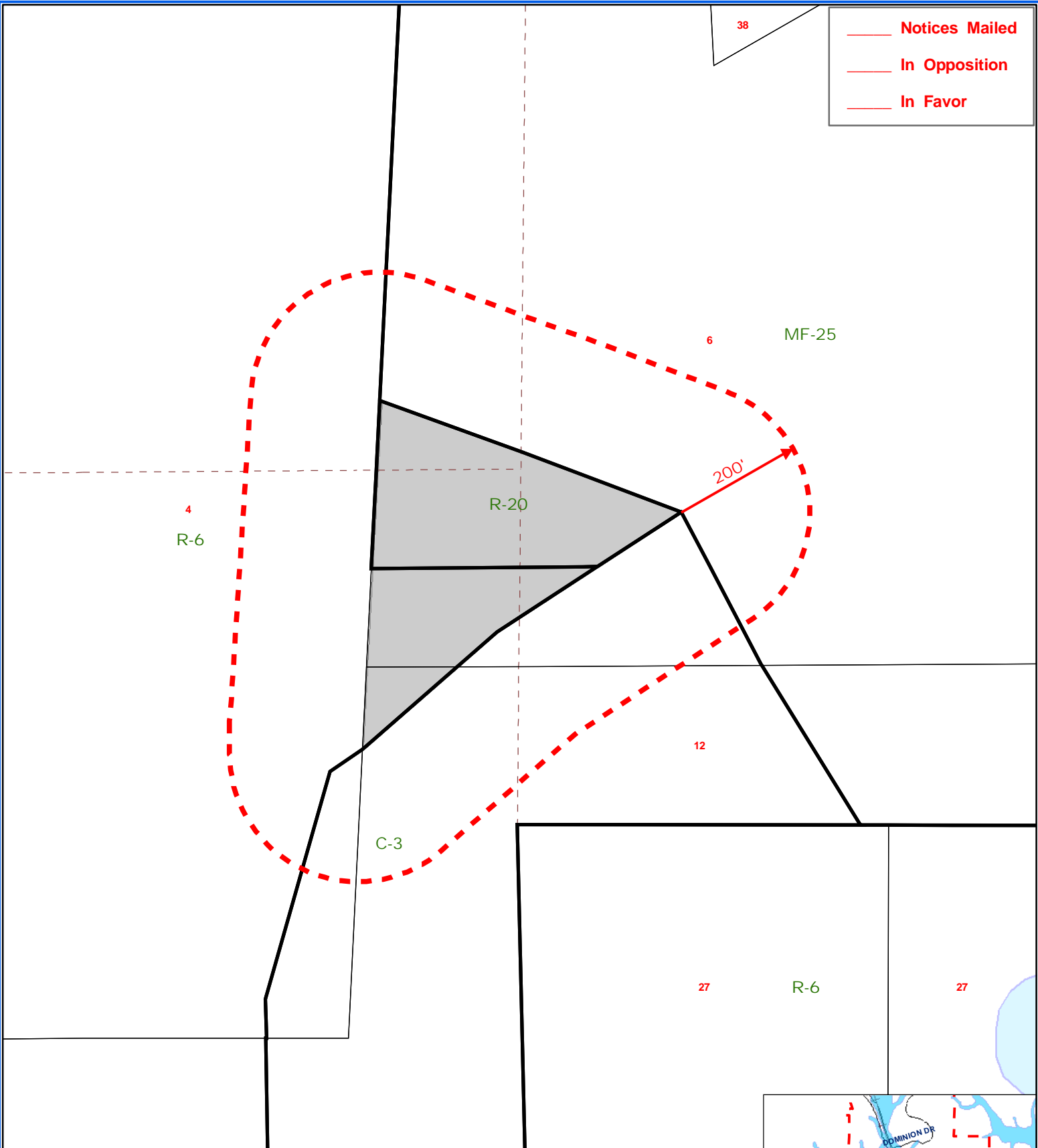
Staff Recommendation:

Approval

The subject property is undeveloped and consists of 2.9 acres. This acreage is a small portion of much larger acreages totaling over 160 acres previously rezoned in January of 2006 (Zoning Case Z2006002) and inadvertently excluded from this previous zoning action. The request is to retain the single family residential zoning and to incorporate the property into a large mixed use development.

The subject property was annexed in December of 1998 with Temporary R-1 and R-8 zoning, subsequently converting to the current R-6 and R-20 zoning districts in 2002. There is existing R-6 zoning on lands to the west, and this area is the future site of extensive single family residential development. Properties to the north and south are zoned MF-25 and C-3 respectively, and were rezoned under Zoning Case Z2006002. Additional lands to be included in the overall development include tracts of more than 40 acres (Zoning Cases Z2006059 and Z2006161) that front on Interstate 10 and extend westward and just south of the subject property. At completion, the master planned development will include a variety of uses including low, medium and high density residential dwellings, a medical center, a hotel, office and commercial uses and live/work units.

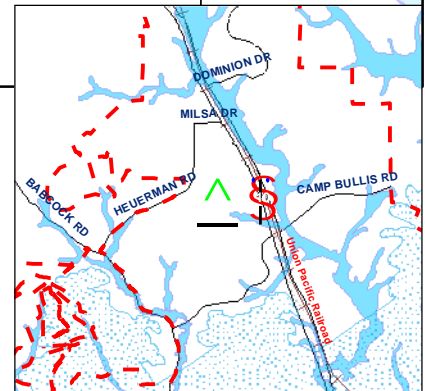
CASE MANAGER : Matthew Taylor 207-5876



ZONING CASE: Z2006-226

City Council District No. 8
Requested Zoning Change
From: "R-6" and "R-20"
To: "R-6"
Date: September 5, 2006
Scale: 1" = 200'

- Subject Property
- 200' Notification



CASE NO: Z2006229

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 7

Ferguson Map: 581 F6

Applicant Name:

MTZ Properties, LLC

Owner Name:

Maria Sanchez

Zoning Request: From "C-2 NA" Commercial Nonalcoholic Sales District to "C-2" Commercial District.

Property Location: Lot 23, Block 2, NCB 8416

102 Babcock Road

Babcock Road at Fredericksburg Road

Proposal: For Mixed Retail Use

Neigh. Assoc. Jefferson NA / Laddie Place-North Wilson NA (200 feet) / Los Angeles Heights-Keystone NA (200 feet)

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The request is consistent with the Community Commercial land use designation identified in the Near Northwest Community Plan. This designation promotes uses typically located on major intersections or in established commercial areas along arterial streets.

Approval

The requested zoning, a removal of the nonalcoholic sales designation from the existing C-2 base zoning, is to provide flexibility in the occupancy of an available suite in an existing commercial building. Given the mix of light, community and regional commercial zoning districts in the immediate area and the location of the subject property at an existing commercial node, the removal of the nonalcoholic sales restriction would not be inappropriate.

The subject property was annexed in May of 1940 and the existing building dates to about 1970. This building has been converted from its original commercial warehouse layout into a two suite commercial/office building. The occupied suite, which is located in the approximate east half of the building, is in use as a medical clinic and the second suite is currently not in use. The building fronts closely along the frontage of Babcock Road with most of the improved parking spaces located behind the building. The existing C-2 NA zoning dates to May of 1987.

Most of the frontage along this portion of Fredericksburg Road has existing commercial zoning districts including C-2, C-2 NA, C-3 and C-3 NA. Some of these commercial districts have converted from districts identified in the 1938 zoning code, but most range from the early 1970's through the 1990's, most

CASE NO: Z2006229

Final Staff Recommendation - Zoning Commission

commercial zoning dating to the late 1980's. The uses of these properties are generally retail or service in nature and vary widely.

Some of the existing uses in the vicinity are convenience stores, a restaurant supply facility, a self serve car wash, automobile repair, a furniture store, restaurants, parking areas and offices. Specifically, to the east of the subject property are a motorcycle repair shop and a furniture store on parcels zoned C-3 and C-2 NA and to the west are a medical clinic, apartment complex and single family residences on parcels zoned C-1, C-2 NA and O-2. To the north, are a convenience store, a restaurant and two small medical clinics on parcels zoned C-2. To the south are additional multi-family communities on parcels with MF-33 and similar C-2 NA zoning. Given the existence of these adjoining commercial districts, landscape buffers are not required.

CASE MANAGER : Matthew Taylor 207-5876

CASE NO: Z2006231

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 7

Ferguson Map: 546 C8

Applicant Name:

Keith Van Marter

Owner Name:

GDR Partners, Ltd, Cora Lee Groff & Daniel T. Braun

Zoning Request: From "R-6" Residential Single-Family District to "C-3" R General Commercial Restrictive Alcoholic Sales District.

Property Location: 2.554 acres out of NCB 16051

Intersection of Leslie Road and Shanfield Road

Intersection of Leslie Road and Shanfield Road

Proposal: To allow for a Gas Station with Car Wash and Restaurant

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject properties are located at 8173 and 8175 Leslie Road and 10379 Shaenfield Street., which are located just off of West Loop 1604 North. All three properties were annexed with single-family residential zoning of R-6. The property located at 8173 Leslie Road currently has an 826 square foot single-family residence (built in 1953) that is currently occupied. The remaining two properties are undeveloped. The surrounding zoning consists of C-2 to the north and west, with C-3 to the south and east. The surrounding uses consist of undeveloped property to the north, west and south. There are several single-family residential developments to the northwest of the subject properties. Across 1604 there is a commercial development.

Staff finds the request of C-3 more appropriate than the less intense residential use. Low-density residential uses and more intense industrial uses are not recommended immediately off major highways. This portion of 1604 is rapidly transitioning into a commercial corridor. Significant residential development along these corridors is unlikely due to potential conflict with the future uses. Additionally, commercial zoning is encouraged along major intersections in order to serve the rapidly developing single-family residential uses to the northwest.

CASE MANAGER : Rudy Nino, Jr. 207-8389

CASE NO: Z2006233

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 1

Ferguson Map: 583 A8

Applicant Name:

Brown, P. C.

Owner Name:

Tom Guggolz

Zoning Request: From "I-1" RIO-1 General Industrial River Improvement Overlay District-1 and "MF-33" RIO-1 Multi Family River Improvement Overlay District-1 to "MF-50" RIO DN Multi Family River Improvement Overlay Development Node District-1 on Lots 8-11, Block 1, NCB 6077 and "MF-33" RIO DN Multi Family River Improvement Overlay Development Node District-1 on Lot 56, NCB2806.

Property Location: Lots 8 thru 11, Block 1, NCB 6077 & Lot 56, Block 1, NCB 2806

840 E. Mulberry, 731 E. Huisache Ave. & 743 E. Huisache Ave.

East of the intersection of East Mulberry Avenue and North St. Mary's Street

Proposal: To construct a condominium project

Neigh. Assoc. River Road Neighborhood Association

Neigh. Plan River Road Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent. The River Road Neighborhood plan calls for Neighborhood Commercial and Low-Density Residential land use at this location. The applicant has filed for a plan amendment. It will be heard by the Planning Commission on September 13, 2006.

Approval, pending plan amendment approval.

The subject properties are located off East Mulberry Avenue and North Saint Mary's Street (generally one block east of the intersection of U.S. Highway 281 North and East Mulberry Avenue). The properties are currently zoned I-1 and MF-33. The surrounding land uses consist of commercial uses to the north; Brackenridge Park to the east; heavy office uses and light commercial to the west and residential (both single-family and multi-family uses to the south).

The applicant is requesting MF-50 in order to develop a mid-rise condominium project. The proposed building would be seven stories in height, five levels of condominiums and two levels of parking. Under the current RIO-1 standards, a maximum of 60 feet in height is allowed. This project is being proposed at approximately 90 feet in height. City Council has requested that this property, along with neighboring properties, be designated as DN - Development Node, in order to take advantage of the unique setting that the adjacent Brackenridge Park provides. Under the Development Node standards, an additional 30 feet of height is allowable in RIO-1. The DN designation would allow this type of development.

CASE NO: Z2006233

Final Staff Recommendation - Zoning Commission

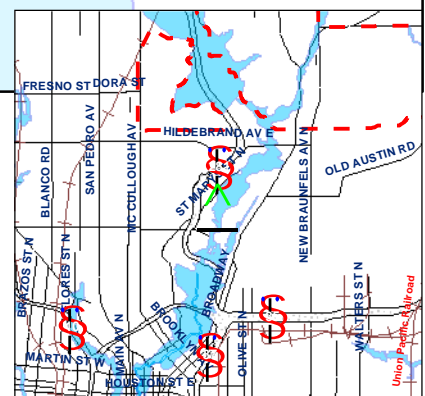
A mid-rise multi-family development is encouraged at this location. The MF-50 zone would allow development that would complement the C-3 zoned high-rise buildings across St. Mary's Street to the west. Additionally, a project allowed with MF-50 DN would allow for a gateway project into the Brackenridge park area.

A Development Node is generally defined as a dense concentration of urban functions, such as, residential uses, sources of employment, commercial facilities, etc. The properties are located in the River Road Neighborhood Plan and the River Improvement Overlay District-1. Pursuant to Article 3, Section 35-338 (b) (3) of the Unified Development Code, Development Nodes must be located at a major intersection and consist of multiple land use types (i.e. residential, commercial, office, etc.). The subject property to the north of East Mulberry Avenue is currently a sign shop. The properties to the south are a commercial strip center on the corner and undeveloped land to the immediate east.

The applicant is not requesting these properties be removed from the RIO.

This rezoning case is proceeding concurrently with rezoning case Z2006242.

CASE MANAGER : Rudy Nino, Jr. 207-8389



City Council District No. 1
Requested Zoning Change
From "I-1 RIO-1,MF-33 RIO-1"
To "MF-50 RIO-DN,MF-33 RIO-DN"
Date: September 5, 2006
Scale: 1" = 200'

 200' Notification



C: Sept 5 2006

CASE NO: Z2006234

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 10

Ferguson Map: 553 A1

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Russell Simpson J

Zoning Request: From "C-2" Commercial District to "C-3" General Commercial District.

Property Location: Lot 15, Block 1, NCB 16959

13630 O'Connor Road

Eastside of O'Connor Road

Proposal: Carwash

Neigh. Assoc. Woodstone Homeowners Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required.

Staff Recommendation:

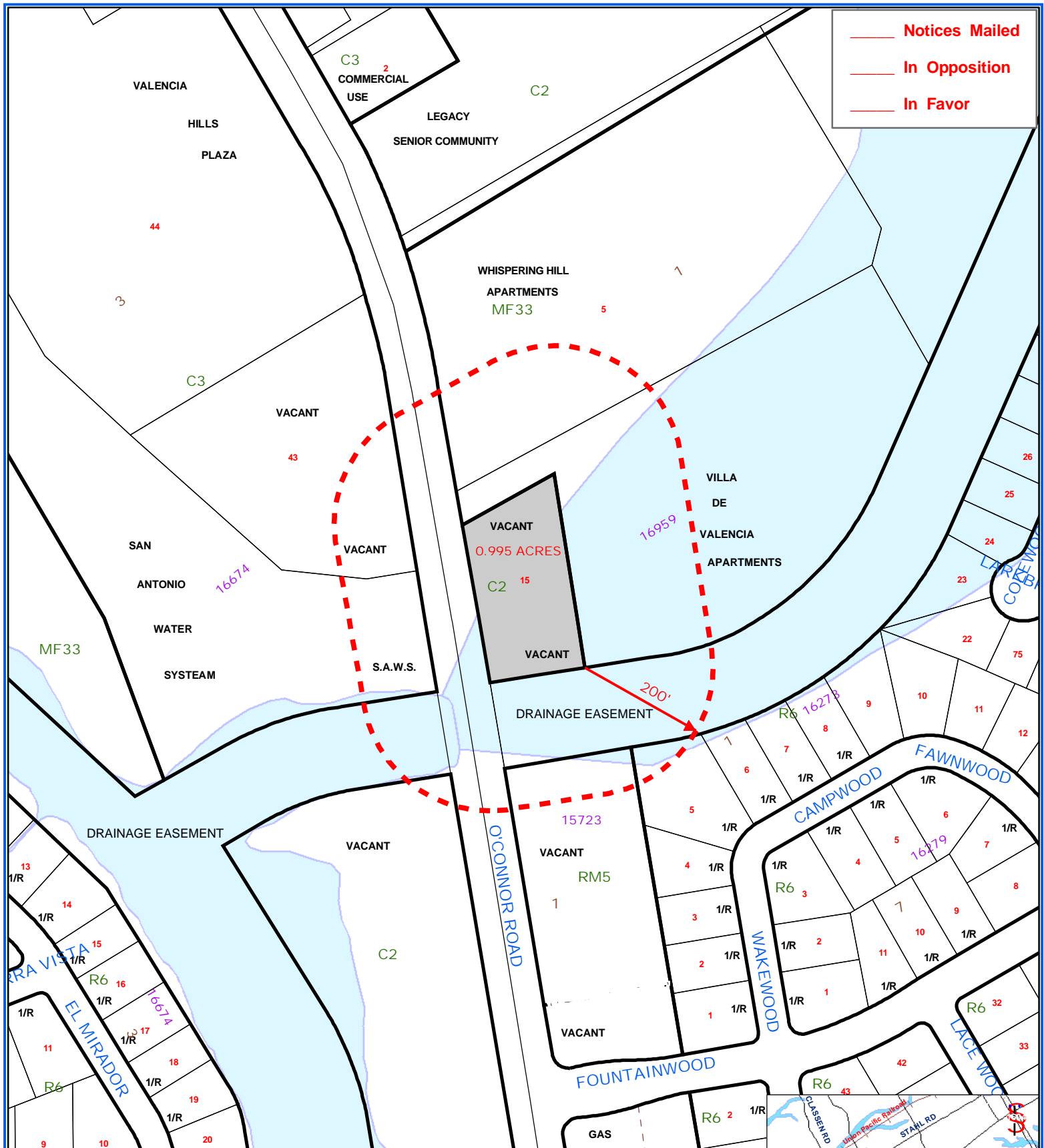
Denial

Staff could support a Conditional Use or Specific Use Permit with conditions with the submittal of a site plan showing the overall carwash development. The subject property is currently undeveloped and located on O'Connor Road, a major thoroughfare. The subject property is adjacent to "MF-33" Multi-Family District to the north and northeast with "C-3" General Commercial District across O'Connor Road to the southwest. A drainage easement is located to the south. A "C-2" CD or "C-2" S for a carwash would be appropriate at this location and will not adversely affect the area.

"C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC", "C-1", "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

The subject property was originally zoned "B-2" Business District under the provisions of the 1965 zoning ordinance. The zoning districts later converted to "C-2" Commercial District following the 2001 adoption of the Unified Development Code (UDC). Multiple family dwellings were permitted in the "B-2" Business District.

CASE MANAGER : Pedro Vega 207-7980



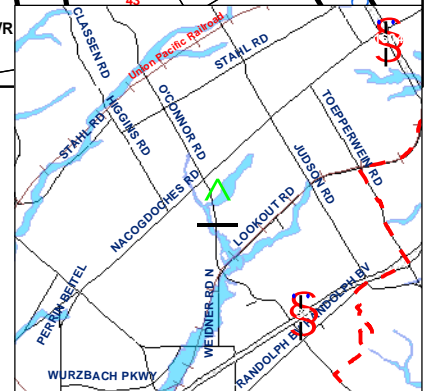
_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

ZONING CASE: **Z2006-234**

City Council District No. 10
 Requested Zoning Change
 From "C-2"
 To "C-3"
 Date: September 5, 2006
 Scale: 1" = 200'

[Grey Box] Subject Property
 [Red Circle] 200' Notification

H
 C:Sept_5_2006



CASE NO: Z2006235

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 3

Ferguson Map: 682 B2

Applicant Name:

Kaufman and Associates, Inc.

Owner Name:

El Centro Del Barrio

Zoning Request: From "MF-33" Multi-Family District and "R-6" Residential Single Family District to "C-2 NA" Commercial Nonalcoholic Sales District.

Property Location: 8.456 Acres out of NCB 11981, 11982, 11983 and 11103

3800 Block of Commercial Avenue and 700 Blocks of Teel Street and Tebo Street

Commercial Avenue, South Ansley Avenue

Proposal: To Allow a Health Center Complex

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The proposed use of the subject properties, a health center complex, is appropriate given its location along Commercial Avenue, a developing commercial corridor identified as a Type A Secondary Arterial from Loop 410 north to Gillette Boulevard and a Type B Secondary Arterial from Gillette Boulevard north to Southcross Boulevard at Interstate 35. The presence of the floodplain created by the Sixmile Creek drainage channel will promote natural buffering to existing and future adjacent uses and, although the requested zoning district also allows accessory uses that are service and retail oriented, these types of centers are generally less intrusive than community or regional commercial centers.

The subject properties consist of about 8.5 acres and were annexed into the city in September of 1952. The eastern portion of the property is undeveloped and the existing R-6 zoning was a conversion from the previous R-1 zoning adopted in February of 1985. The western portion of the property is also undeveloped and its existing MF-33 zoning converted from the previous R-3 zoning adopted in March of 1985. These properties surround just over two acres of undeveloped property with C-2 NA zoning dating to February of 1988. These properties are proposed to be included in the overall health center development, as will the existing alignments of the unimproved Tebo and Teel Streets where petitions requesting the abandonment of these streets have been filed with the city. The proposed health and wellness facility will provide a needed service for the area, the complex intended to consist of multiple co-uses, including a community center, exercise and physical rehabilitation area, clinic and laboratory facilities along with a pharmacy and small retail shop. If the requested zoning is approved, Type B landscape buffer will be required along those property lines adjacent to residential zoning districts.

CASE NO: Z2006235

Final Staff Recommendation - Zoning Commission

Most of the lots surrounding the subject properties have existing residential zoning districts with occupied dwelling units. Most of these zoning districts, which include R-4, RM-4, R-6, MH and MF-33 have converted from previous districts identified in the 1965 zoning code and many of the residences date back to the 1950's and 1960's. Those properties zoned MH and MF-33, along with the subject properties, are among the few remaining undeveloped. The subject properties are bound to the south and partially to the east by the floodplain created by the Sixmile Creek drainage channel, but they are not located within the floodplain boundary. There are existing C-1 and C-3 zoning districts directly to the west on properties currently used for a church complex, child development center and dance studio. These districts were applied as early as the late 1960's and as recently as 1981. The C-1 zoning to the south, across the drainage channel, dates to 1988.

CASE MANAGER : Matthew Taylor 207-5876

CASE NO: Z2006236 CD

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 8

Ferguson Map: 548 E4

Applicant Name:

Brown, P. C.

Owner Name:

Scott Southwell

Zoning Request: From "R-20" Residential Single Family District to "RM-4" (CD - 25 units per acre) Residential Mixed District with a Conditional Use for 25 units per acre.

Property Location: Lots 5 through 9, Block 5, NCB 14705

10256 and 10380 Southwell Road

Northeast intersection of Southwell Road and Hollyhock Road

Proposal: To develop a townhome community

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent

The Oakland Estates Plan does not have a future land use map, however the plan text refers to maintaining existing zoning which allows for only low density residential. The applicant submitted a plan amendment to change the land use designation on August 25, 2006.

Denial.

The subject property is currently undeveloped and is located on Southwell road, a local type street. The property is adjacent to R-6 zoning to the north, south and east and R-20 residential zoning to the west. The surrounding land uses consist of single-family residential dwellings to the north and west, and undeveloped land to the south and east.

The applicant's request is to develop a town home community. Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Prue road (a Secondary Arterial "Type A" street) to the north and Huebner road (a Primary Arterial "Type A" street) to the south. In addition, there is access to VIA bus depots on both Huebner and Prue road.

At present, the Oakland Estates Neighborhood Plan is being updated. Staff recommends that the applicant participate in this process. Should the Zoning Commission wish to continue this case, staff would support a continuance to allow the applicant more time to work with the current update process and the neighborhood association.

CASE NO: Z2006236 CD

Final Staff Recommendation - Zoning Commission

The projected time of completion for the plan update is scheduled between November and December 2006.

CASE MANAGER : Brenda Valadez 207-7945

CASE NO: Z2006237 CD

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 8

Ferguson Map: 548 E4

Applicant Name:

Brown, P. C.

Owner Name:

Dick L. Winters

Zoning Request: From "R-6" Residential Single Family District to "RM-4" (CD - 25 units per acre)
Residential Mixed District with a Conditional Use for 25 units per acre.

Property Location: Lot 4, Block 5, NCB 14705

10566 and 10690 Southwell Road

Northeast intersection of Southwell Road and Lockhill Road

Proposal: To develop a townhome community

Neigh. Assoc. Oakland Estates Neighborhood Association

Neigh. Plan Oakland Estates Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Inconsistent

The Oakland Estates Plan does not have a future land use map, however the plan text refers to maintaining existing zoning which allows for only low density residential. The applicant submitted a plan amendment to change the land use designation on August 25, 2006.

Denial.

The subject property is a single family residential dwelling located on Southwell road, a local type street. The property is adjacent to R-6 zoning to the east, R-20 residential zoning to the south, C-3 zoning to the north, and O-2 zoning to the west. The surrounding land uses consist of undeveloped land to the east, west and south and single-family residential dwellings to the north.

The applicant's request is to develop a town home community. Medium and high-density developments are encouraged in areas where supporting infrastructure, such as public transportation and commercial facilities are present. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares; Prue road (a Secondary Arterial "Type A" street) to the north and Huebner road (a Primary Arterial "Type A" street) to the south. In addition, there is access to VIA bus depots on both Huebner and Prue road.

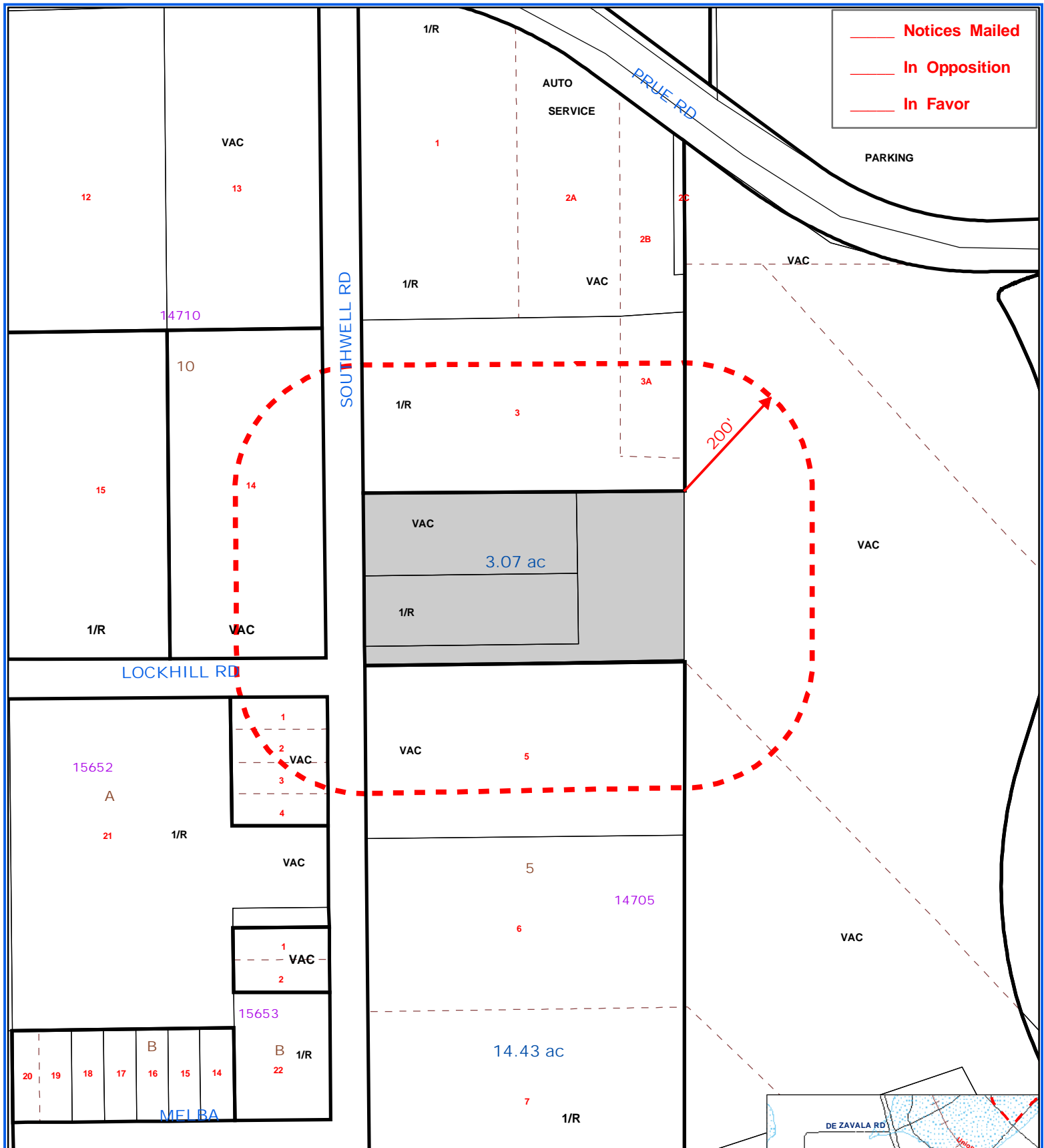
At present, the Oakland Estates Neighborhood Plan is being updated. Staff recommends that the applicant participate in this process. Should the Zoning Commission wish to continue this case, staff would support a continuance to allow the applicant more time to work with the current update process and the neighborhood association.

CASE NO: Z2006237 CD

Final Staff Recommendation - Zoning Commission

The projected time of completion for the plan update is scheduled between November and December 2006.

CASE MANAGER : Brenda Valadez 207-7945



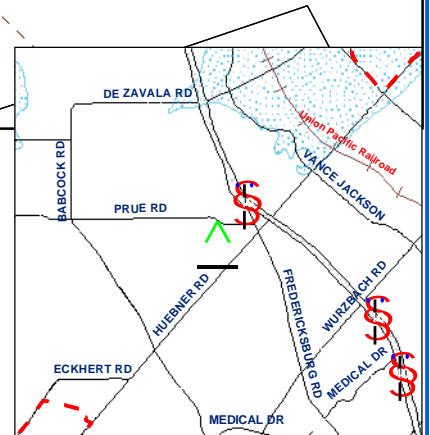
ZONING CASE: Z2006-237 CD

City Council District No. 8
 Requested Zoning Change
 From "R-6"
 To "RM4 CD"
 Date: September 5, 2006
 Scale: 1" = 200'

Subject Property

200' Notification

Sept 5 2006



CASE NO: Z2006242

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 1

Ferguson Map: 583 A8

Applicant Name:

City of San Antonio

Owner Name:

Various Owners

Zoning Request: To create a River Improvement Overlay (RIO) District Development Node. The base districts will remain the same.

Property Location: Lots 55 and 56, NCB 2806; Lots 8 through 11, Block 1, NCB 6077 and Lot 17B, NCB A52

840 East Mulberry Street, 731 East Huisache Avenue, 743 East Huisache Avenue,
3440 North St. Mary's Street and 3502 North St. Mary's Street

Intersection of East Mulberry Street and North St. Mary's Street

Proposal:

Neigh. Assoc. River Road Neighborhood Association

Neigh. Plan River Road Neighborhood Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

A finding of consistency is not required. The subject properties are within the River Road Neighborhood Plan. The creation of a Development Node does not alter the base zone.

Approval

The subject properties are located off East Mulberry Avenue and North Saint Mary's Street (generally one block east of the intersection of U.S. Highway 281 North and East Mulberry Avenue). The properties are currently zoned I-1 and MF-33. The surrounding land uses consist of commercial uses to the north; Brackenridge Park to the east; heavy office uses and light commercial to the west and residential (both single-family and multi-family uses to the south.

The City of San Antonio is recommending the creation of the city's first Development Node zoning classification at this location in order to compliment the existing development pattern. A Development Node is generally a dense concentration of urban functions, such as, residential uses, sources of employment, commercial facilities, etc. The properties are located in the River Road Neighborhood Plan and the River Improvement Overlay District-1. Pursuant to Article 3, Section 35-338 (b) (3) of the Unified Development Code, Development Nodes must be located at major intersections and consist of multiple land use types (i.e. residential, commercial, office, etc.). The subject property to the north of East Mulberry Avenue is currently a sign shop. The properties to the south are a commercial strip center on the corner and undeveloped land to the immediate east.

CASE NO: Z2006242

Final Staff Recommendation - Zoning Commission

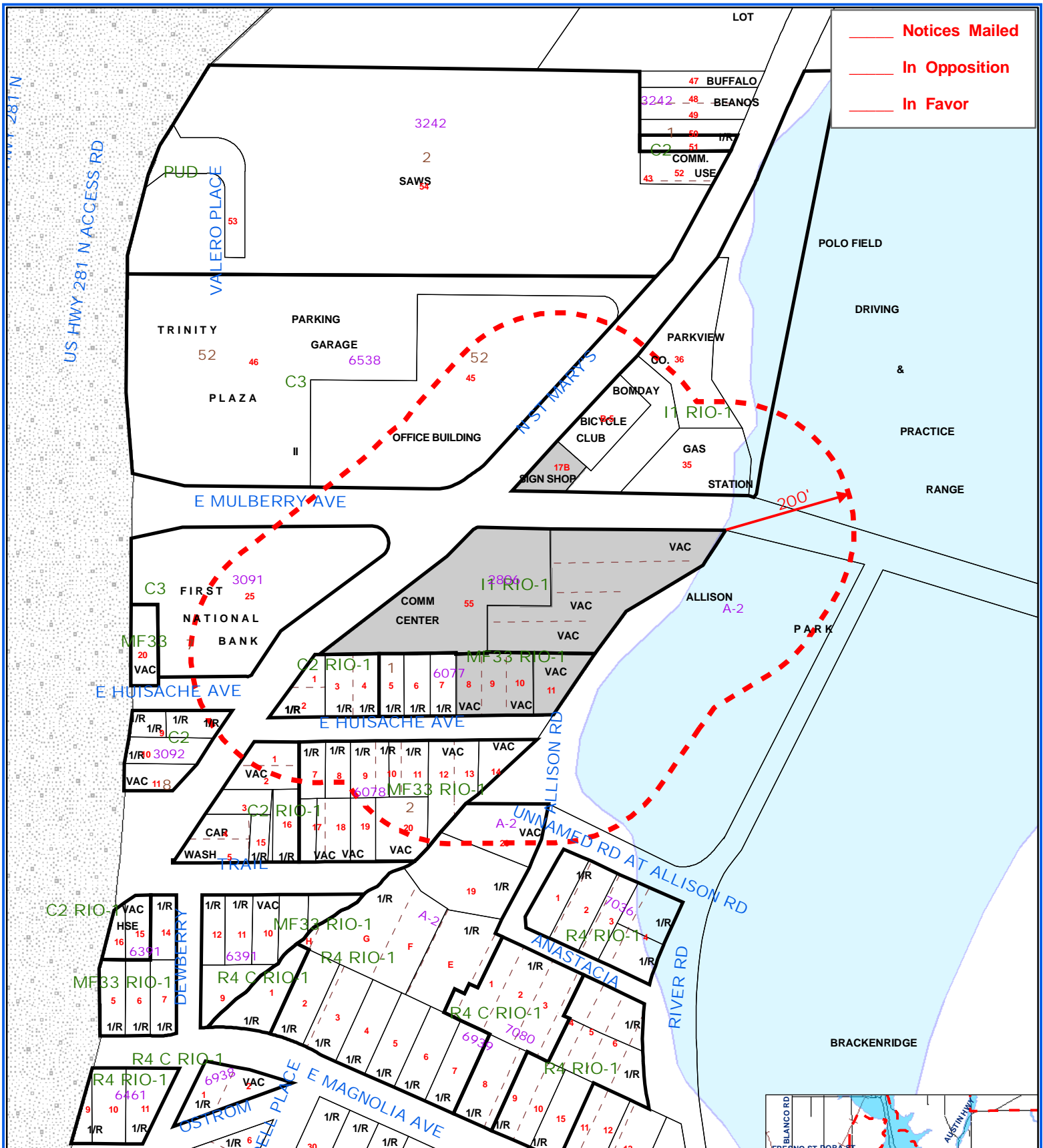
The creation of a development node encourages compact, multi-purpose development by relaxing two building standards: (1) it provides for development with no minimum set-back requirement, and (2) it provides the ability to increase the RIO-1 building height maximum by 50%. The maximum height allowed in the RIO-1 is 60 feet.

Staff recommends approval of the creation of the Development Node for this intersection. East Mulberry Avenue and North Saint Mary's Street are both heavily traveled local streets that serve as collectors. This intersection also serves as a main entryway to Brackenridge Park. A nodal development would serve well as a gateway into the park. Currently, there is a gas station and some vacant land to the north of the intersection, which is directly adjacent to the park. The creation of this node may expand the future development options of the property owners to the north of East Mulberry Avenue to more friendly development adjacent to the park, such as compact medium to high-density residential; office uses, or mixed-use developments that integrate local commercial uses for the single-family residences to the south.

The city is not requesting these properties be removed from the RIO. The Historic Preservation staff concurs with the recommendation of approval.

This city initiated rezoning case is proceeding concurrently with rezoning case Z2006233.

CASE MANAGER : Rudy Nino, Jr. 207-8389



ZONING CASE: **Z2006-242**

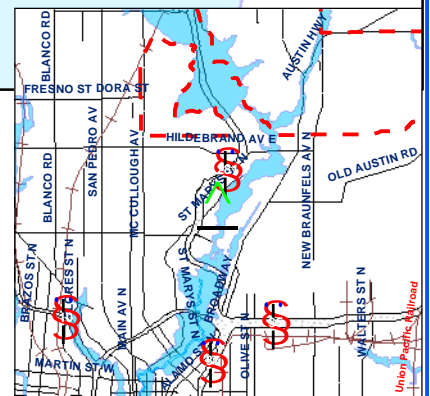
City Council District No. 1
 Requested Zoning Change
 From "I-1" RIO-1 & MF-33" RIO-1
 To Development Node
 Date: September 5, 2006
 Scale: 1" = 200'

Subject Property

200' Notification



Sept 5 2006



CASE NO: Z2006244 CD

Final Staff Recommendation - Zoning Commission

Date: September 05, 2006

Council District: 2

Ferguson Map: 618 E1

Applicant Name:

City of San Antonio

Owner Name:

Michael Goldman

Zoning Request: From "MH" Manufactured Housing District to "R-4" (CD-Duplexes with a maximum density of 15 units per acre) Single-Family Residential District with a Conditional Use for a maximum Density of 15 dwelling units per acre.

Property Location: Lots 1 though 4, Block 2, NCB 14896

4602, 4606, 4610 and 4614 Swann Lane

Corner of Springfield Steet and Swann Lane

Proposal: To build duplexes

Neigh. Assoc. None

Neigh. Plan IH-10 East Corridor Plan

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Consistent

The IH 10 East Corridor Perimeter Plan identifies the subject area as single family residential land use. The applicant is not requesting a change in the base zone. Therefore, the requested zoning does not require a plan amendment.

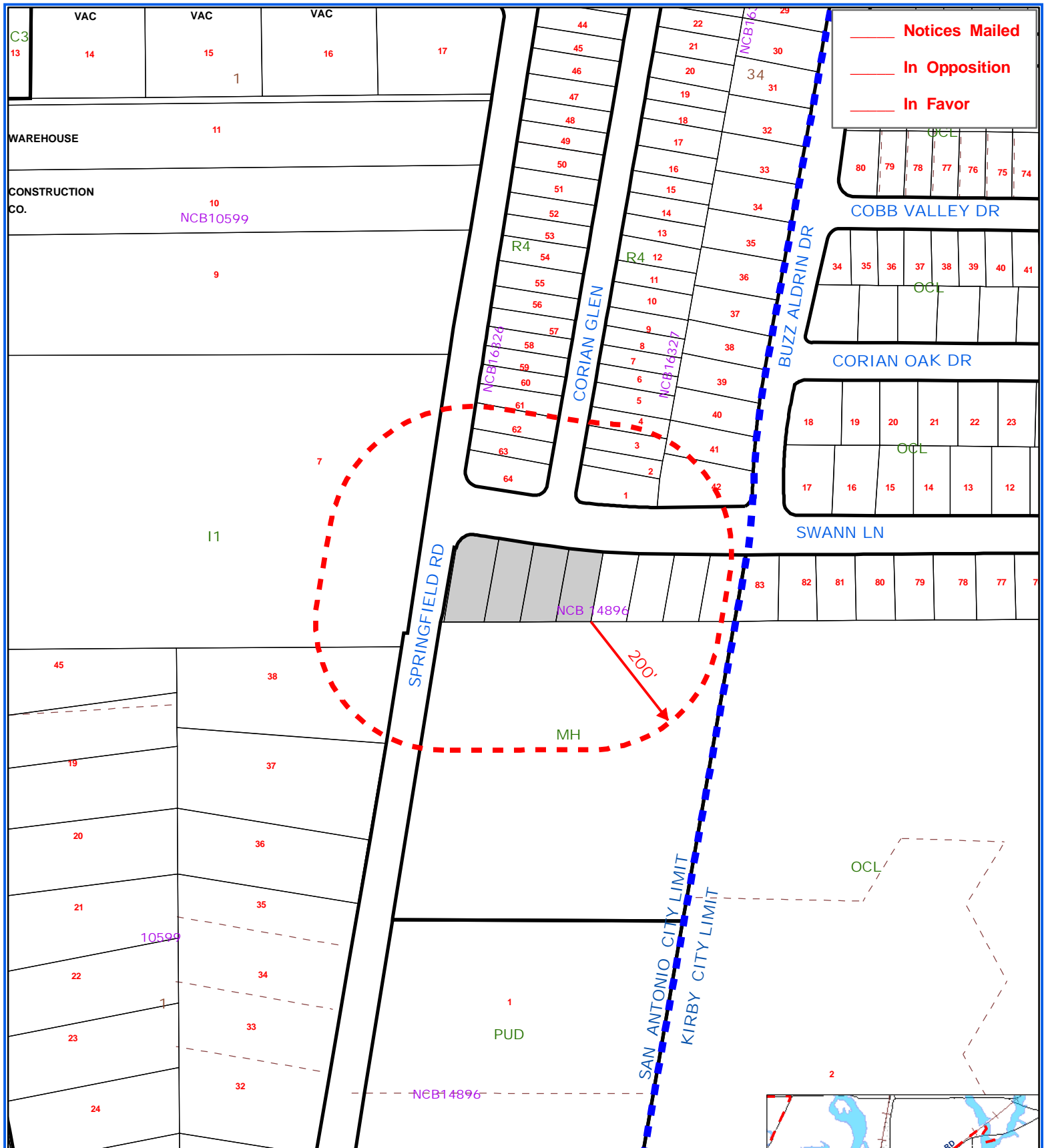
Approval

The subject property is currently vacant. To the east of the property are vacant properties currently zoned MH Manufactured Home District, and MH zoning exists to the south as well. To the west exist properties zoned I-1 Industrial District. To the north exists Single Family Residential zoning.

The applicant's request for R-4 Single-Family Residential zoning with a conditional use for duplexes with a maximum density of 15 units per acre is appropriate given the zoning designations in the vicinity. MH Manufactured Home Districts currently allow densities of 11 units per acre. The requested zoning would allow 15 units per acre. This would constitute up to 8 units combined on all four lots of the subject property. This density allowance will not significantly impact the surrounding area.

Previous zoning, before June 1, 2001 was R-4, allowing 6,000 sf per duplex, per section 35-3351 of the previous Unified Development code.

CASE MANAGER : David Clear 207-3074



ZONING CASE: **Z2006-244 CD**

City Council District No. 2
 Requested Zoning Change
 From "MH"
 To "R-4"CD
 Date: Zoning Commission 9/5/06, City Council 9/7/06
 Scale: 1" = 200'

Subject Property

200' Notification

M
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